

**City of South Pasadena**  
**DESIGN REVIEW BOARD**  
**Amedee O. "Dick" Richards, Jr. City Council Chambers**  
**1424 Mission Street**  
**Thursday, November 3, 2016 7:00 p.m.**

Conrado Lopez (Chair), James Fenske (Vice-Chair), Susan Masterman, and Mark Smeaton  
Edwar Sissi, Staff Liaison

**NON-AGENDA ITEMS**

1. Time reserved for those in the audience who wish to address the Design Review Board. The audience should be aware that the Design Review Board may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda.

**Note:** Public input will also be taken during all agenda items.

**CONTINUED ITEMS**

**REVIEW TYPE**

2. **817 Orange Grove Place**

**Project Number: 1750-DRX**

**Applicant: Peter DeMaria, Architect**

**Project Information:**

A request for Design Review Board approval to demolish the existing duplex and a proposal to build a new triplex on a 10,091 sq. lot. Unit A will consist of a single story; 1,031 sq. ft. unit. Unit B will consist of a 437 sq. ft. single story unit, located below unit C. Unit C consist of a 2,249 sq. ft. unit and it is located on the second floor. Unit A will consist of: a living room, a dining room, a master bedroom, a bedroom and two bathrooms. Unit B will consist of; one bedroom, one bathroom, and kitchen/living area. Unit C will consist of; three bedrooms, three bathrooms, a laundry room, a family/living room, a dining room and a kitchen. An 835 sq. ft. carport is proposed and will be attaching Unit A to Unit B and C. An 835 sq. ft. deck is proposed above the carport. 609 sq. ft. will be allocated to the common open space area and 226 sq. ft. will be allocated to the private area for unit C. The exterior materials for structures will consist of: smooth stucco siding, wood siding, metal standing seam roofing, frameless glass railing, aluminum windows and sliding doors.

First Reviewed: 10/6/16

Expires on: 12/6/16

Other Reviews: None

*Staff has determined the project is Categorical Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (e)(2)(A)) exempts from further environmental review; Additions to existing structures provided that the addition will not result in an increase of more than: 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.*

**NEW ITEMS**

**REVIEW TYPE**

3. **1325 Oak Hill Place**

**Project Number: 1959-DRX**

**Applicant: Duncan McInTosh, Designer**

**Project Information:**

A request for a Design Review Board approval to change the façade of the

house. The proposed changes will consist of: Hardiplank lap siding on the front elevation with stucco siding on the side and rear elevations. All the existing windows will be replaced with wood/aluminum casement windows and awning windows.

First Reviewed: 11/3/16

Expires on: 1/3/17

Other Reviews: None

*Staff has determined the project is Categorical Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (e)(2)(A)) exempts from further environmental review; Additions to existing structures provided that the addition will not result in an increase of more than: 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.*

**4. 1746 Hanscom Dr.**

**Project Number: 1932-DRX**

**Applicant: Irene Acosta-Hershman, Architect/Designer**

**Project Information:**

A request for a Design Review Board approval for the demolition of a non-historic 316 square foot house for the construction of a new 2,332 square foot two-story house with an attached carport. The proposed home would be designed in a modern architectural design with flat roof line, metal framed windows, and exterior walls made of concrete, wood, and metal siding.

First Reviewed: 11/3/16

Expires on: 1/3/17

Other Reviews: None

*Staff has determined the project is Categorical Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (l)(1)) exempts from further environmental review; the demolition of one existing single-family residence. CEQA Section 15303 (Class 3 (a)) exempts from further environmental review; the new construction of one single-family residence in a residential zone.*

**5. 1750 Hanscom Dr.**

**Project Number: 1933-DRX**

**Applicant: Irene Acosta-Hershman, Architect/Designer**

**Project Information:**

A request for a Design Review Board approval for the demolition of a non-historic 760 square foot house and street-side detached garage for the construction of a new 2,278 square foot two-story house with an attached carport. The proposed home would be designed in a modern architectural design with flat roof line, metal framed windows, and exterior walls made of concrete, wood, and metal siding.

First Reviewed: 11/3/16

Expires on: 1/3/17

Other Reviews: None

*Staff has determined the project is Categorical Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (l)(1)) exempts from further environmental review; the demolition of one existing single-family residence. CEQA Section 15303 (Class 3 (a)) exempts from further environmental review; the new construction of one single-family residence in a residential zone.*

**DISCUSSION ITEMS**

**RECOMMENDED ACTION**

**6. 1038 Orange Grove Avenue**

The proposed project involves a 768 sq. ft. single story addition and a new 728 sq. ft. second story addition with a 209 sq. ft. second story deck; to an existing 1,455 sq. ft. single story house on a 6,627 sq. ft. lot. The proposed exterior materials will match the existing stucco siding and composition shingles. **This is a discussion item only. The Design Review Board will only provide comments and feedback on the proposed project. No decision will be made at this time.**

Comment

**7. Mission View Mixed Use Project (Orowheat Site) - Conceptual Review**

The Board will hear a presentation for a proposed project to build a 3-story mixed use building above two levels of subterranean parking at the southeast corner of Mission and Fairview Avenue. The project would involve demolition of two buildings at 1101 Mission Street, including the former Orowheat building and the current restaurant. The project has not yet been submitted to the City. This item is for discussion purposes only; the Board will not take any actions on this item.

Comment

**8. Staff Comments**

Comment

**9. Board Member Comments**

Comment

**APPROVAL OF MINUTES** **RECOMMENDED ACTION**

**10. Minutes**

Approve

**STAFF COMMENTS** **RECOMMENDED ACTION**

**11. Adjourn to the next meeting on December 1, 2016**

Adjourn

Project plans and related documents are on file in the Planning & Building Department and available for public review. Any person who has a question concerning the nature of an agenda item may call the Planning & Building Department at (626) 403-7220.

**NOTICE**

**General:** Pursuant to South Pasadena Ordinance No. 2001, the above projects have been scheduled to appear before the South Pasadena Design Review Board. The date, time, and location of the meeting are indicated on this agenda.

**Contents:** The contents of this agenda provide information prescribed by §65094 of the Government Code. The Planning and Building Department does not assume any liability to the accuracy of the project description provided. The project description provided is based on application information initially submitted. Reviews may require material change to the initial submittal, which may or may not be reflected on subsequent agendas. Agenda errors and omissions may not necessarily invalidate the occurrence of any scheduled meetings. The project description may not include information such as exterior finishes, method of construction, extent of demolition, or architectural style. Interested or affected party may review the design materials either at the Planning and Building Department at 1414 Mission Street, South Pasadena, and submit written comments regarding any of the above projects to the Department and/or attend the Design Review Board meeting and comment on the projects at the meeting.

**Noticing:** This agenda is provided in accordance with the noticing requirements of the ordinance. All continued items are posted on subsequent agendas for the Design Review Board renders a continuous period of 60 days or until such decisions. The 60-day review period in which projects expire is indicated below the review type. Future notices are not provided for any continued items. Notices may not be provided for a new item continued to a subsequent meeting due to a lack of quorum. A decision on a project not rendered by the Design Review Board after 90 days shall be forwarded to the Planning Commission for action or considered as inactive and removed from the agenda with no further action. Under certain circumstances and upon agreement between the Planning and Building Department and the applicant, the Design Review Board may continue to review a project after 90 days if material changes to the initial project warrant additional review. The additional review period is subject to initial noticing requirement. Notices may not be provided for projects approved with a condition that they are resubmitted prior to permit issuance. It is the responsibility of any interested party to be kept updated and informed as to the progression of any of the projects listed above.

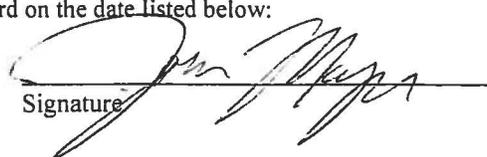
**Appeals:** Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of the Board's decision. Appeals should be filed with the Planning and Building Department. Instruction on appeals, forms, and fee schedule may be obtained at the South Pasadena Planning and Building Department, 1414 Mission Street, South Pasadena.

**Meeting:** Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

State of California )  
City of South Pasadena ) SS  
County of Los Angeles )

I declare under penalty of perjury that I am employed by the City of South Pasadena in the Planning and Building Department, and that I posted this notice on the Bulletin Board in the City Hall courtyard on the date listed below:

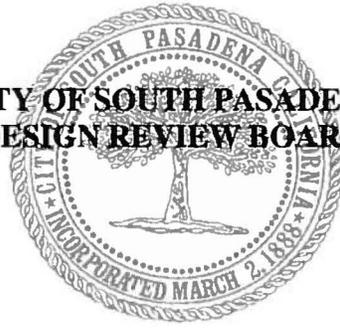
10/26/2016  
Date

  
Signature

#### **Accommodations**

Meeting facilities are accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Planning and Building Department at (626) 403-7220. Hearing assistive devices are available in the Council Chambers. Notification at least 72 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II)

**CITY OF SOUTH PASADENA  
DESIGN REVIEW BOARD**



**CONTINUED ITEM**

**817 Orange Grove Place**



Austin Office  
31560 Ranch Road 12N  
Studio 208  
Dripping Springs, TX 78620

Los Angeles Office  
642 Moulton Avenue  
Studio W4  
Los Angeles, CA 90031  
Tele: 310 809-1520





Austin Office

31560 Ranch Road 12N  
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STREET SIDE ELEVATION PHOTOS



825



821

5/24/24  
5/24/24





815

815





EXAMPLE PROJECTS











SITE CONDITION













PROPOSED MATERIALS

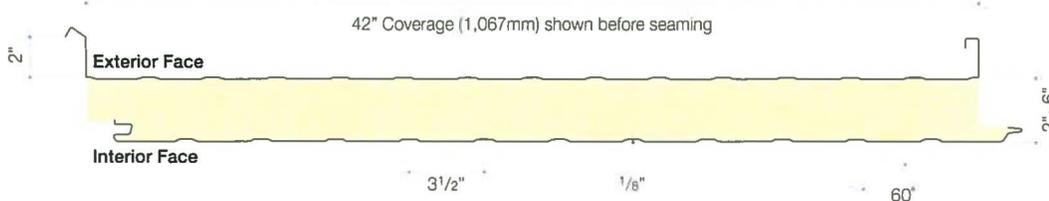


Kingspan's single component systems can increase speed of build by up to 50%



## Product Specification

<b>Thickness:</b>	2", 3", 4", 5", 6"
<b>Widths:</b>	42" standard
<b>Lengths:</b>	10'-0" to 48'-0" standard
<b>Panel Joint:</b>	Mechanically seamed 2" nominal sidelap
<b>Exterior Face:</b>	26/24/22 Ga. Embossed or Non-Embossed steel, AZ50 Galvalume® or G90 galvanized (20 Ga. available upon request)
<b>Interior Face:</b>	26/24/22 Ga. Embossed or Non-Embossed steel, AZ50 Galvalume® or G90 galvanized (20 Ga. available upon request)
<b>Core Material:</b>	Polyisocyanurate (PIR)
<b>R-Value:</b>	7.2 per inch at 75°F / 8.0 per inch at 35°F
<b>Manufacturing Process:</b>	Foamed-In-Place continuous line production (FIP)



## Applications

KingZip™ insulated standing seam roof panels are designed to offer design flexibility and aesthetics combined with high R-values and unparalleled service life performance. KingZip™ is suitable for new and retrofit applications across commercial, industrial and institutional market sectors.

## Design Features

KingZip™ panels incorporate a vertical side seam and integral batten providing an attractive linear accent to any application. The robust one piece flat pan design of the panel is ideal for complicated roof geometries such as hips and valleys, does not require the use of underlayments, and may be applied directly over open purlins or decking.

The standing seam concept allows it to be utilized on roof slopes as low as 1/4:12, and cover widths of 42". Panel length minimum 8'-0"; maximum 52'-0".



## Performance Testing and Approvals

Kingspan insulated panels meet specific building envelope performance criteria and requirements stipulated by US and Canadian building codes. Panels are tested in accordance with UL, ULC, FM and ASTM approval standards, testing methods and procedures. Kingspan insulated panels are listed by FM Global and Warnock Hersey.

Test	Procedure	Results
<b>Fire</b>	FM 4880	Class 1 Fire Rating of Insulated Wall or Wall and Roof/Ceiling Panels, Interior Finish Materials or Coatings, and Exterior Wall Systems
	ASTM E84	Flame Spread: 25 or Less Smoke Developed: 450 or Less
<b>Toxicity Test</b>	State of New York, Article 15, Part 1120 of the New York State Uniform Fire Prevention Code	Kingspan panels are in compliance
<b>Wind Uplift</b>	Factory Mutual 4471	1-105 @ 5'0" spans with minimum 14 gauge roof purlins 1-60 @ 6' spans with minimum 14 gauge roof purlins
	UL 580 Class 90 uplift rating	5'0" spans with minimum 14 gauge purlins
	UL 580 Class 90 uplift rating	Panels attached to 20 gauge decking with 3' o.c. fastening
<b>Strength</b>	ASTM E72 Chamber Method	Panel load / span and deflection tables are available
<b>Thermal Transmission</b>	ASTM C1363 Guarded Hot Box	2" R = 15 U = 0.0667 3" R = 24 U = 0.0417
		4" R = 33 U = 0.0303 5" R = 41 U = 0.0244
		6" R = 48 U = 0.0208
<b>Air Infiltration</b>	ASTM E283 and ASTM E1680	0.003 CFM/ft <sup>2</sup> of Panel Area at 6.24 psf
<b>Water Penetration</b>	ASTM E331 and ASTM E1646	No Water Penetration at 20.0 psf
<b>Fatigue Test</b>	Subjected to 2 million alternate cycles of 20 PSF positive and negative wind loading	No metal / foam delamination or metal fatigue
<b>Humidity Test</b>	Sample subjected to 100% relative humidity at 140°F for 1000 hours	No evidence of metal primer corrosion
<b>Autoclave Test</b>	Sample placed in an autoclave device and pressurized to 2 PSI at 212 °F for 2 1/2 hours	No evidence of delamination
<b>Skin Delamination</b>		No skin delamination with direct pull off pressure up to 1188 psf

### Kingspan USA

Deland, FL : 386-626-6789  
Modesto, CA : 209-531-9091  
www.kingspanpanels.us

### Kingspan Canada

Caledon, ON : 905-951-5600  
Langley, BC : 604-607-1101  
www.kingspanpanels.ca

For the product offering in other markets please contact your local sales representative or visit [www.kingspanpanels.com](http://www.kingspanpanels.com)

Care has been taken to ensure that the contents of this publication are accurate, but Kingspan Limited and its subsidiary companies do not accept responsibility for errors or for information that is found to be misleading. Suggestions for, or description of, the end use or application of products or methods of working are for information only and Kingspan Limited and its subsidiaries accept no liability in respect thereof.

# C.R. LAURENCE CO., INC.

## GRS GLASS RAILING DRY GLAZE TAPER-LOC® SYSTEM\*

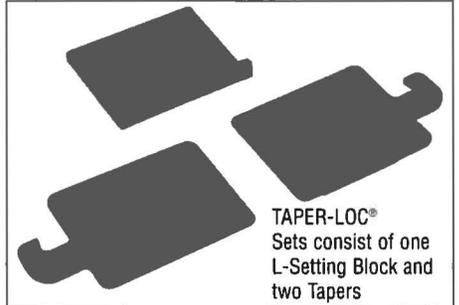
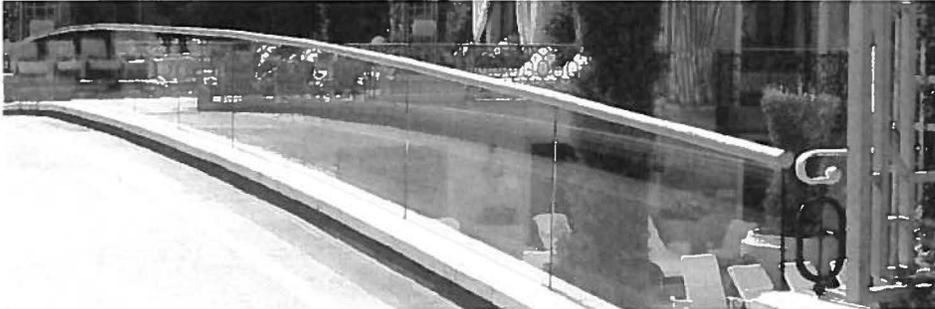
FOR TEMPERED GLASS APPLICATIONS

Installation Instructions

\*U.S. Patent Numbers 8,122,654 & 8,201,366 and Commonwealth of Australia Patent No. 2008207524

See the video at [crlaurence.com](http://crlaurence.com)

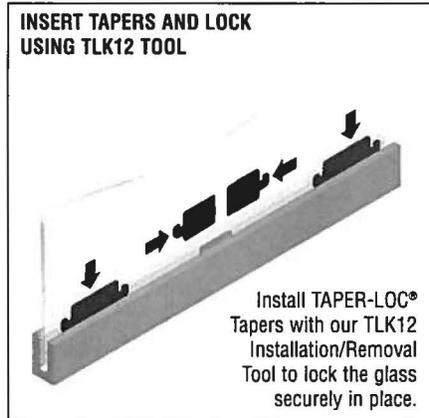
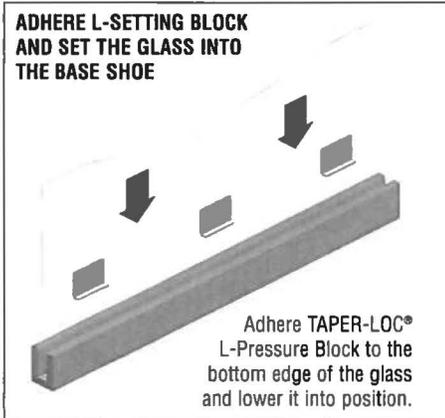
**TAPER-LOC<sup>®</sup>X**  
DRY GLAZE RAILING SYSTEM



- For Interior and Exterior Railing Applications
- For 1/2" (12 mm) (15 mm) and 3/4" (19 mm) Tempered Monolithic Glass Railing Applications (Not Designed for Use With Laminated Glass)  
Use CRL LTL10X for Laminated Applications
- Supports Surface Mount, Embed Mount, and Fascia Mounting Methods
- Designed for Typical Concrete and Steel Mounting Substrates
- Tested and Engineered to Meet and Exceed Code Standards
- Reduces Installation Labor Time by 50%
- Designed for Residential or Commercial Applications

CAT. NO.	DESCRIPTION
TL5X10	TAPER-LOC® Set for 1/2" (12 mm) (15 mm) or 3/4" (19 mm) Glass

Minimum order: 10 sets.



## TOOLS REQUIRED FOR INSTALLATION



Installation / Removal Tool Kit



PAL Tool Kit



MASONRY DRILL BITS



Hole Blow Out Tool



ROTARY HAMMER DRILL



IMPACT SOCKETS



Vinyl Roller Tool

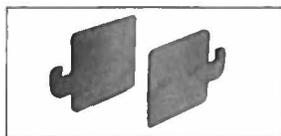


TAPE RULE

CRI's TAPER-LOC® tools give the installer the ability to accurately shim, plumb, and install the glass rail system quickly. Proper alignment of the Base Shoe is a key element in making sure the system gets installed plumb and level. See our informative installation video at [crlaurence.com](http://crlaurence.com). For technical assistance contact Railing Technical Sales at (800) 421-6144 and ask for ext 7730.

[crlaurence.com](http://crlaurence.com) • Phone Toll Free (800) 421-6144 • Fax Toll Free (800) 587-7501

## STANDARD SYSTEM COMPONENTS



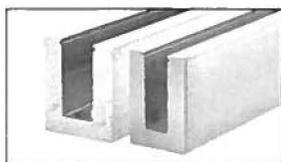
### TAPER-LOC® Tapers:

High strength reinforced nylon Taper Shims expand in thickness when compressed together with the TI K12 installation/Removal Tool, mechanically locking the glass panel into the Base Shoe. The installation/Removal Tool will also loosen the Tapers for glass panel alignment or replacement by separating the Tapers.



### TAPER-LOC® L-Setting Block:

High strength reinforced nylon "L" shaped Block spaces the glass away from the Base Shoe's vertical wall on one side and the bottom edge. Blocks are attached to the glass panel with an adhesive tape strip that is pre-installed. Blocks serve to insulate the glass panels from damage during insertion into the Base Shoe, and at the same time center the glass in the pocket. Blocks are black in color.



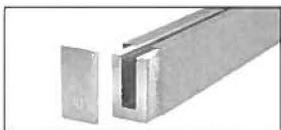
### Heavy Aluminum Base Shoe:

High Strength extruded Aluminium Base Shoe is pre-drilled to facilitate installation into various substrates. you can use TAPER-LOC® with our Square Base Shoe for 1/2" (12 mm) or 3/4" (19 mm) glass, or our Tapered Base Shoe for 1/2" (12 mm) glass. Standard lengths are 10' and 20' (3.05 and 6.10 m). Custom lengths can also be made available on special order. Accessories include cladding and end caps, shims and roll-in gasket. go to our web site and search BASE SHOE for the complete selection. **Important!!! Base Shoe used with the TAPER-LOC® System must meet the following glass receiving pocket width dimensions and tolerances:**

**For 1/2" (12 mm) glass the pocket width must be 1.00" +0.00" or -0.020"**

**For (15 mm) glass the pocket width must be 1.125" +0.00" or -0.020"**

**For 3/4" (19 mm) glass the pocket width must be 1.25" +0.00" or -0.020"**



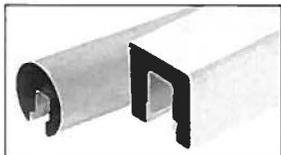
### Base Shoe Cladding and End Caps:

our thorough selection of accessories includes everything you need for the installation of finished railing systems: Base Shoe Cladding, end Caps, Fasteners, Shims, and Vinyl; Hand Railing Tubing, Brackets, and Joiners in your choice of many beautiful architectural finishes. go to our web site and click on the HR11 Railing Systems Catalog to begin your review of our entire program.



### Base Shoe Anchor Bolts:

when mounting the glass Railing Base Shoe to a concrete substrate use CRIS Cat. no. eBA334 HSI -3 Heavy-Duty Sleeve expansion Anchors. when mounting the Base Shoe to a steel substrate use CRIS Cat. no. SHCS12X34 or SHCS12X1 Socket Head Cap Screws for attachment. Anchor Bolts have been engineered and tested to meet guardrail code requirements.



### Top Cap Rails:

our Premium Cap Rails are available in diameters from 1-1/2" to 4" (38 to 102 mm). new Square Profile Cap Rails come in sizes from 1-1/2" to 2-1/2" (38 to 63 mm). Precision tooling and finishing techniques assure you a Cap Rail of unsurpassed quality. Accessories include Splicing Sleeves, elbow Joints, end Caps, installation Vinyl, and metal Contact Cement for almost seamless joints. go to our web site and search CAP RAILS for the complete selection.



### Hand Rail Tubing and Brackets:

CRIS Round Hand Rail Tubing is sold in diameters from 1-1/2" (38.1 mm) to 2" (50.8 mm). Square Hand Rail Tubing is also available in a 1-1/2" (38.1 mm) profile. Hand Rail Brackets and accessories are also available in five architectural finishes. Hand Rail Tubing is sold in 20' (6.10 m) lengths.

## STANDARD SYSTEM COMPONENTS



NeUTRAL CuRe Sil iCone



HANd RAIL BRACKeTS



SPICe SlEEVeS



CAP RAIL eND CAPS



MeTAl CoNTACT CeMeNT



gI Azing gASKeT



Cl ADDIng TAPe



Al umInum HoRSeSHoe SHImS



Al umInum SHIm STRIPS

# TAPER-LOC<sup>®</sup> XA

## DRY GLAZE RAILING SYSTEM

### Something Good Just Got Better

- TAPeR-I o C<sup>®</sup>XA lets you Compensate for uneven Surfaces So glass Panels Can Be Perfectly Plumb
- next generation Taper Sets install easily using our TI K12 installation/Removal Tool and new TI XAAT Angle Adjustment Tool
- Taper Sets for monolithic and Laminated glass work with our most Commonly used Aluminum Base Shoe

new!

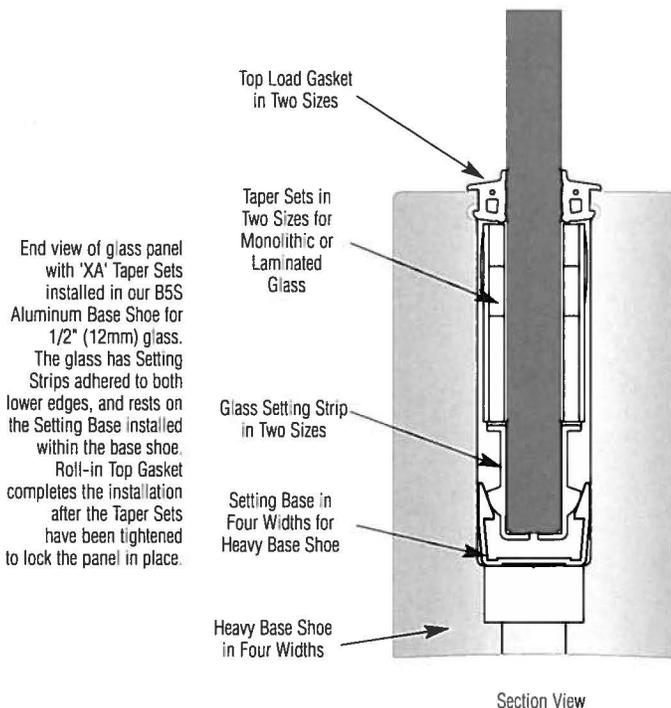


When job site conditions aren't perfect it's good to know you can rely on a product that will help you achieve results that are. That's what you get with TAPeR-I o C<sup>®</sup>XA. 'A' stands for Adjustable and TAPeR-I o C<sup>®</sup>XA is especially designed to allow vertical adjustment of the glass panels to perfect plumb, no matter how uneven the floor beneath the base shoe. Glass setting strips adhered to the lower edges of the panel rest on a setting base that allows you to adjust the glass panel to plumb, even if the base shoe segments do not align perfectly.

Unlike the original TAPeR-I o C<sup>®</sup> System, the 'XA' Taper Sets are placed on both sides of the glass panel. That gives you the flexibility to perfectly align and plumb the glass panels in every segment. The addition of our TI XAAT Angle Adjustment Tool even lets you make adjustments to panels that are already installed on balconies or elevated concourses without the need for scaffolding or inconveniently leaning over the railing.

The new TAPeR-I o C<sup>®</sup>XA is a good thing made better, and is another product from the innovative engineers at C.R. Laurence manufacturing. 'XA' Taper Sets and tools are made in California, and available from all C.R. Laurence Service Centers worldwide.

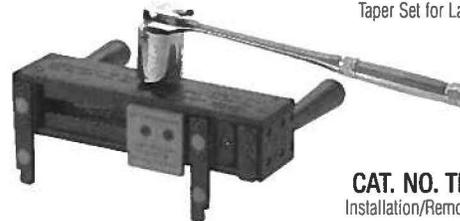
For more information, contact CRI Architectural Railing Technical Sales at (800) 421-6144 in the U.S., (877) 421-6144 from Canada, or (323) 588-1281 from outside the U.S. and Canada. For email go to the home page of [crlaurence.com](http://crlaurence.com) and click on Contact us, and then click on Technical Sales for Railing Products.



CAT. NO. TLXATSM  
Taper Set for Monolithic Glass



CAT. NO. TLXATSL  
Taper Set for Laminated Glass



CAT. NO. TLK12  
Installation/Removal Tool



CAT. NO. TLXAAT  
Angle Adjustment Tool



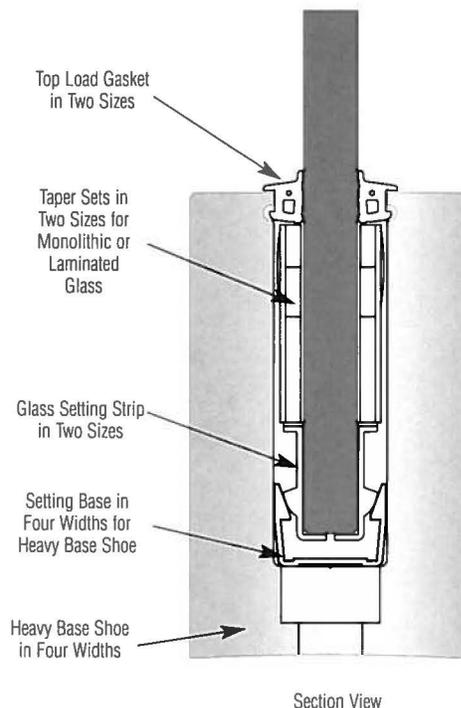
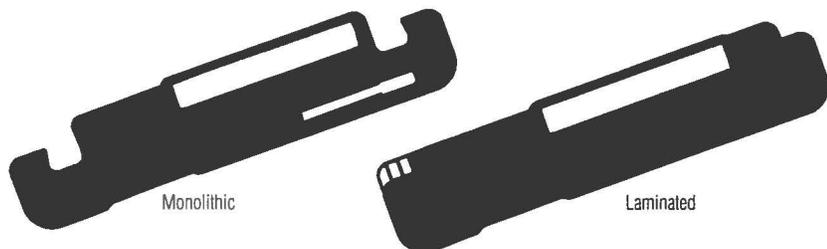
# TAPER-LOC<sup>®</sup>XA

## DRY GLAZE RAILING SYSTEM

new!

### Ordering Information for TAPER-LOC<sup>®</sup>XA Installation Components

- TAPER-LOC<sup>®</sup>XA Taper Sets in Two Sizes for monolithic or laminated glass



Section View

#### TAPER SETS IN BOXES OF 20

CAT. NO.	GLAZING TYPE
TLXATSM	Monolithic
TLXATSL	Laminated

Minimum order: 20 sets. All TAPER-LOC Taper Sets can be combined for quantity pricing.

- Top Load Gasket, Glass Setting Strip, and Setting Base to Complete the Install

#### TOP LOAD GASKET IN 100 FOOT (30.5 M) ROLLS

CAT. NO.	GLAZING TYPE	COLOR
BSG100	Monolithic	Black
LBSG100	Laminated	Black

Minimum order: 1 roll.

#### GLASS SETTING STRIPS IN 57" (1.45 M) LENGTHS

CAT. NO.	GLAZING TYPE
TLXAMONO	Monolithic
TLXALAM	Laminated

Minimum order: 10 each. Sizes can be combined for quantity pricing.

#### SETTING BASE IN 10" (254 MM) PIECES

CAT. NO.	GLAZING TYPE	BASE SHOE TYPES
TLXA12SB	Monolithic	B5S, B5G, B5T
TLXA15SB	Monolithic	B6S, B6N
TLXA17SB	Laminated	L68S
TLXA21SB	Laminated	L21S

Minimum order: 10 each. Sizes can be combined for quantity pricing.

#### HEAVY BASE SHOE IN PRE-DRILLED BASE MOUNT CONFIGURATION\*

CAT. NO.	GLAZING TYPE	LENGTH
B5S10D	Monolithic	120" (3.05 m)
B6S10D	Monolithic	118" (3 m)
L68S10D	Laminated	118" (3 m)
L21S10D	Laminated	118" (3 m)

Minimum order: 1 each. \*Other standard lengths and Fascia Mount configurations of Heavy Base Shoe can be found online at [crlaurence.com](http://crlaurence.com).

The TAPER-LOC<sup>®</sup>XA System gives you choices because it will accommodate types and thicknesses of glass panels used in your railing project.

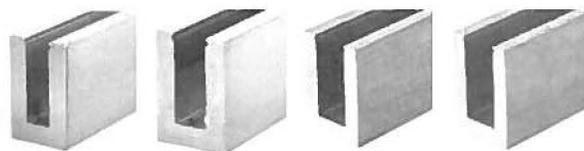
The Taper Sets for monolithic glazing will work with 12 to 15 mm thick panels. Laminated panels from 17.52 to 21.52 mm thick can be used with another set of Tapers specifically for laminated glass. The Taper Sets are specific to monolithic and laminated glazing types, as are the glass Setting Strips with pre-positioned adhesive strips.

You also have choices of heavy base shoe in pre-drilled base mount or fascia mount standard lengths. The Setting Base that is inserted into the Heavy Base Shoe is specific to the base shoe being used, and is not interchangeable.

To finish off the installation use our Top Load Gasket. This black colored vinyl rolls into the cavity between the glass and the base shoe to keep out water and debris.

If you are planning your first railing project and would like ordering assistance, contact CRI Architectural Railing Technical Sales at (800) 421-6144 in the U.S., (877) 421-6144 from Canada, or (323) 588-1281 from outside the U.S. and Canada. For email go to the home page of [crlaurence.com](http://crlaurence.com) and click on Contact Us, and then click on Technical Sales for Railing Products.

- Heavy Base Shoe to Hold it All



B5S Series

B6S Series

L68S Series

L21S Series

# Standard Colors

valspar

## Weather X – Siliconized Modified Polyester (SMP)

WEATHER X coating systems utilize only ceramic and inorganic pigments offering superior color stability, chalk and fade resistance as well as gloss retention.

### SMP



**WXW0064L**  
Driftwood  
SR:0.55 E:0.86 SRI:64



**WXD0209L**  
Sandstone  
SR:0.49 E:0.86 SRI:56

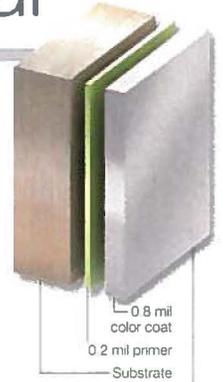


**WXD0259L**  
Surrey Beige  
SR:0.41 E:0.86 SRI:45

### MP (Modified Polyester)

#### P7C733B

Imperial White  
SR:0.62 E:0.86 SRI:74



## Solid Fluoropon® PVDF Colors – Kynar 500® / Hylar 5000

Fluoropon coatings are durable polyvinylidene coating system containing 70% Kynar or Hylar resins, ceramic and other inorganic pigments. This system provides a powerful chemical bond, superior resistance to ultraviolet radiation resulting in exceptional color retention, resistance to chalking and chemical degradation.

### Category 1

#### 431R444

Regal White  
SR:0.70 E:0.86 SRI:85

#### 431R453

Ascot White  
SR:0.69 E:0.85 SRI:83

#### 431R454

Bone White  
SR:0.69 E:0.84 SRI:83

#### 431B922

Driftwood  
SR:0.45 E:0.86 SRI:50

#### 433R396

Sandstone  
SR:0.61 E:0.85 SRI:72

#### 433R398

Surrey Beige  
SR:0.48 E:0.86 SRI:54

### Category 2

#### 432R1021

Dove Gray  
SR:0.47 E:0.86 SRI:53

#### 432R1020

Zinc Gray  
SR:0.35 E:0.86 SRI:37

#### 433R397

Rawhide  
SR:0.55 E:0.85 SRI:64

#### 433R395

Parchment  
SR:0.53 E:0.85 SRI:61

#### 433C704

Rock Tan  
SR:0.62 E:0.86 SRI:74

#### 437C1254

Taupestone  
SR:0.27 E:0.86 SRI:26

#### 437R270

Spartan Bronze  
SR:0.31 E:0.85 SRI:31

#### 434R626

Redwood  
SR:0.38 E:0.86 SRI:41

#### 436R1051

Slate Blue  
SR:0.28 E:0.85 SRI:27

### Category 3

#### 434R637

Colonial Red  
SR:0.32 E:0.86 SRI:33

#### 435R222

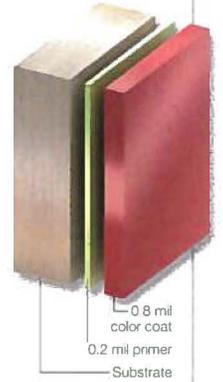
Evergreen  
SR:0.26 E:0.85 SRI:24

#### 436R1030

Regal Blue  
SR:0.26 E:0.85 SRI:24

#### 436R1052

Tahoe Blue  
SR:0.26 E:0.85 SRI:24



### SR (Solar Reflectivity)

This is the ability of a material to reflect solar energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most reflective.

### E (Emissivity)

Emissivity is the materials ability to release absorbed energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most emissive.

### SRI (Solar Reflective Index)

This is used to determine compliance with LEED® requirements and is calculated according to ASTM E 1980 using values for reflectance and the materials ability to release absorbed energy (emissivity) in medium wind speed conditions. Rated on a scale from 0 to 1, where 1 is the most reflective.





NAME	<h1>Santa Barbara Finish Color Coat Stucco</h1>	
TYPE	<b>Semi-smooth Portland Cement Finish For Exterior Surfaces</b>	
APPLICATION METHOD	Trowel or spray applied	
PRODUCT OVERVIEW	Merlex Santa Barbara Finish Exterior Stucco is a premium quality portland cement based color coat finish material designed to achieve a smoother texture reminiscent of the many historical buildings in the Santa Barbara area. It is a proprietary formulation of portland cements, hydrated lime, graded aggregates, mineral oxide pigments, and specific additives.	
BENEFITS	<ul style="list-style-type: none"><li>■ Adds esthetic value and naturally mottled color to any building.</li><li>■ Standard colors or custom matches available upon request.</li><li>■ Eliminates the necessity for painting.</li><li>■ Low maintenance, economical.</li><li>■ Weather-resistant, does not deteriorate with age..</li><li>■ Impervious to termites.</li><li>■ Mixes easily with potable water.</li><li>■ May be trowel or spray applied.</li><li>■ Pre-mixed or base and color system.</li></ul>	
TEXTURES	Merlex Santa Barbara Finish Stucco is formulated to achieve a semi-smooth, irregular texture similar to the early California adobe style buildings.	
SUBSTRATES	Merlex Santa Barbara Finish Stucco will create an excellent bond to any properly prepared portland cement based surface. The use of control joints is strongly recommended to minimize cracking. Roofs should be loaded and drywall installed prior to application of Santa Barbara Finish.	
COLORS	Merlex Santa Barbara Finish Stucco is readily available in 30 standard colors. Merlex custom color matching service is available on request if special colors are required.	
SAMPLES	3" by 3" Santa Barbara Finish samples are immediately available in all 30 standard colors. Other colors, textures, and sample sizes may be ordered by special request. Merlex takes pride in its quick response time in processing your sample order.	
COVERAGE	One 90 lb. (40.8 kg) bag covers approximately 10 to 16 sq. yds. (8.2 to 14.5 m <sup>2</sup> ) with hand application; 6 to 10 sq. yds. (5 to 8.4 m <sup>2</sup> ) with machine application.	
SURFACE PREPARATION	New portland cement substrates should be properly cured prior to application of Merlex Santa Barbara Finish Exterior Stucco. All receiving surfaces must be structurally sound, clean, free of dust, dirt, silicones, paint products, efflorescence or any other contaminant, which could impair the natural bond. For hand applications the substrate should be dampened with clean potable water to control suction. Major cracks, holes, or voids should be repaired prior to application. The plasterer's brown coat will determine the texture of the Santa Barbara Finish. The brown coat should be troweled to the desired level (even, wavy, bumpy, etc.) and then floated or brushed to eliminate any slick spots which could prevent a good mechanical bond.	



**MERLEX STUCCO, INC.**  
2911 Orange-Olive Road  
Orange, California 92865  
Phone (714) 637-1700  
Fax (714) 637-4865  
Web site: www.merlex.com

**Technical Bulletin 102**  
Division 9 Finishes, Plaster and Stucco

Revised 8/7/14

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#### MIXING

Merlex Santa Barbara Finish Stucco Should be mechanically mixed for approximately 20 to 25 minutes to provide maximum workability. For hand application 8 to 10 qts. (7.5 to 8.5 ltr) of clean water per 90 lb. (40.8 kg) sack will be necessary. For spray application additional mix water may be required.

Add approximately half of the required water to the mixer. With the blades running, slowly add the sack of Merlex Santa Barbara Finish Stucco. Allow ample time for initial mixing.

Add remaining mix water and complete mixing to produce a smooth workable consistency. For best results, stop mixing after approximately 10 minutes, allow to sit several minutes, finish mixing (re-temper). **Do not short mix.**

---

#### APPLICATION

Merlex Santa Barbara Finish Stucco should be applied to an approximate thickness of 1/8" (3 mm).

**For hand application:** Apply stucco by trowel evenly to the substrate with enough pressure to insure tight contact. Immediately double back with a second coat prior to floating or troweling. Avoid unnecessary build-ups which can cause shrinkage and check cracking. A properly prepared brown coat will prevent leveling with the Santa Barbara Finish Stucco.

**For spray application:** Two coats are necessary. Apply the first coat over a dry surface to produce complete color coverage. When first coat has thoroughly dried (usually 24 hours), apply a second coat for texture depth and color uniformity.

---

#### SPECIAL EFFECTS

Trowel burns (dark markings) caused by friction are common with any troweled portland cement surface and are especially noticeable with smooth troweled finishes. If applied with the use of a cat-faced texture, the true unpainted Santa Barbara Finish may be achieved. If trowel burns and cat-faces are not desired, it may be necessary to apply paint of other products to achieve total color uniformity. In any smooth textured stucco, structural cracking caused by normal settling, expansion/contraction and stress will be much more evident.

---

#### CRACK-RESISTANT SYSTEM

When the customer cannot tolerate the natural imperfections of smooth stucco finishes, a different system must be used. If noticeable cracks and texture variations are aesthetically undesirable, then an alternate system may be used.

The crack-resistant system consists of:

1. Brown as normal
2. Merlex Poly Prep base coat with embedded fiberglass mesh over the entire surfaces to receive smooth stucco
3. Smooth stucco, with Merlex Acrylex acrylic admixture per product instructions (1:3 ratio with stucco mixing water)

This system should not be expected to produce perfection in a smooth plaster finish cracks will occur. However, this system will minimize cracking due to normal stresses on a building.

---

#### CLEAN UP

Water and detergent. Clean spills and spatters before stucco dries.

---

#### LIMITATIONS

Do not apply if ambient temperature will fall below 40° F. (4°C) within 24 hours. During periods of hot/dry weather moist curing may be necessary. **Caution:** Variations such as thickness and composition of substrate, surface textures, inclement weather, mixing and application technique, or addition of field additives may impair color uniformity. A 5-10% depth tolerance in color is normal.

---

#### WARRANTY

Merlex Santa Barbara Finish Exterior Stucco is warranted to perform in accordance with the product specification when used according to application instructions on the label. This warranty is limited to and shall not exceed the total amount paid by the buyer for the product. In no event will Merlex Stucco, Inc. be liable for loss of profits, special or consequential damages in respect to any claim. The foregoing warranties are in lieu of all other warranties express or implied including those concerning fitness for a particular use.

---

#### ENVIRONMENTAL AND SAFETY

Contains portland cement and is alkaline on contact with water. May be irritating to eyes and skin. Wear appropriate skin and eye protection. In case of eye contact, flush immediately with water. If irritation persists, consult a physician. Wash hands with soap and water after use or before eating. **Keep out of the reach of children.**

---

#### MATERIAL STANDARDS

Portland cement: Type 1-ASTM C150-56  
Hydrate lime: Federal specs SS-L-351B Type F, ASTM C206-88

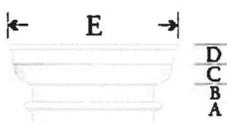
**12" x 10' Endura-Stone™ Smooth Column**  
**Square Shaft Non Tapered Smooth Finish - Ready To Be Painted**

**PACIFIC COLUMNS**  
INC.

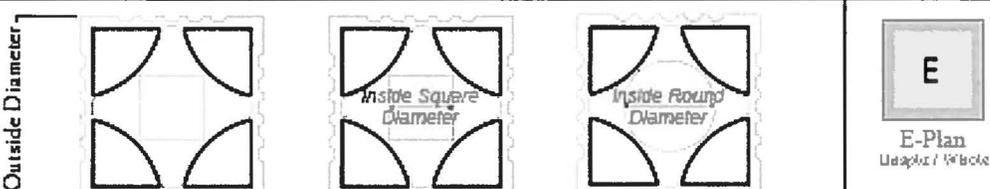
505 W. Lambert Rd.  
 Brea, CA 92821  
 Toll Free: (800) 294-1098  
 Local: (714) 257-9600  
 Fax: (714) 257-9628  
 sales@pacificcolumns.com  
 www.pacificcolumns.com

Part Number: ES1210ENPSATUTU

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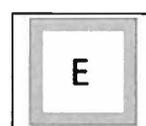
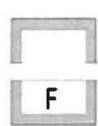
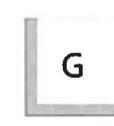
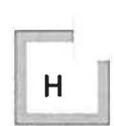
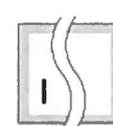
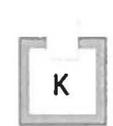
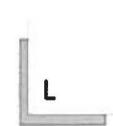
Tuscan Capital						Tuscan Base				
										
(Round) Capital Dimensions					Total	Plinth		Base Moulding		
A	B	C	D	E	C-D	A	B	C	D	E
3/4"	2-1/8"	1-7/8"	2"	17-1/4"	3-7/8"	17"	2-3/4"	2-3/8"	7/8"	6"



Shaft Specifications						
						 E-Plan Unsplit / Whole
Outside Diameter		Inside Diameter		Fluting Specifications		Plan Type
Bottom	Top	Bottom	Top	Number	Width	
12"	12"	10-1/4"	10-1/4"	N/A	N/A	Plan E

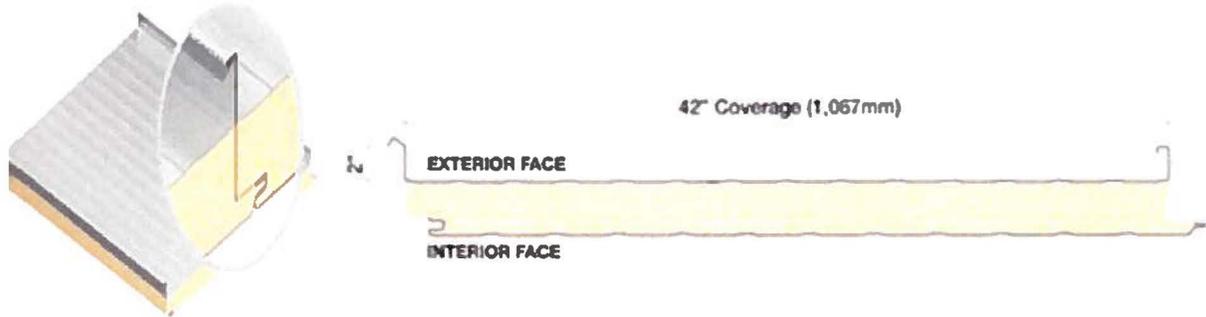
Column Specifications			
		Trimming	
Column Height	Load Bearing Capacity	W/O Interfering W/ Flutes	W/O Interfering With Tapered
10'	18000 lbs.	N/A	N/A

Other Information								
Material			Inside Post Diameter		Weight			
Shaft	Capital	Base	Round	Square	Shaft	Capital	Base	Total
Endura-Stone	Urethane	Endura-Stone	10-1/4"	7-1/4"	203 lbs.	5 lbs.	27 lbs.	235 lbs.

Material	Plan Type Applications						
 Smooth Finish Ready to be Painted	 E-Plan Unsplit / Whole	 F-Plan Split in 1/2 Two Halves	 G-Plan Cut Out for an Inside Corner	 H-Plan Cut Out for an Outside Corner	 I-Plan Split in 1/2 Reasonably	 K-Plan Cut Out for a Wall W/Sp	 L-Plan Cut Out for Outside Flush Wall W/Sp

**KINGSPAN STANDING SEAM INSULATED METAL ROOF PANEL**

<b>Product Specification</b>	<b>Features and Benefits</b>	<b>Resource Library</b>	<b>Sustainability</b>	<b>Project Gall</b>
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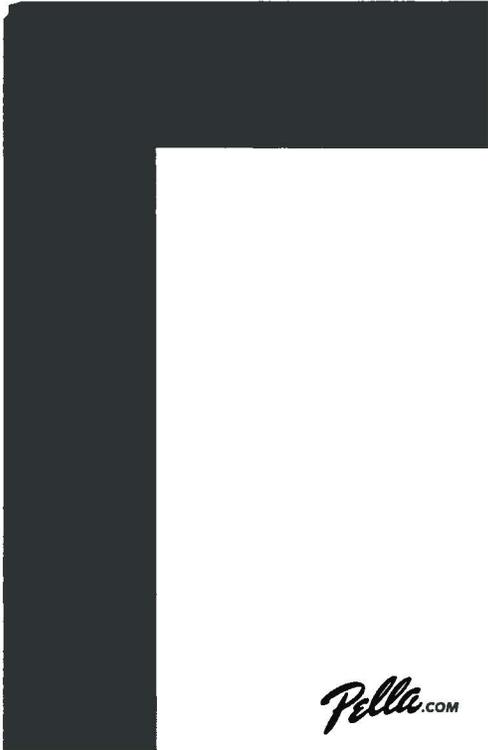
**Product Specification**

Panel Thickness	2" 3" 4" 5" 6"
R-Value by ASTM C518	7.2 per inch at 75°F 8.0 per inch at 35°F
Panel Width	42"
Lengths	8' to 52'
Joint Configuration	Standing Seam
Exterior Surfaces	Embossed steel, AZ50 Galvalume® or G90
Standard Metal Gauge	26/24/22
Core Material	Polyisocyanurate

**FRAMELESS GLASS RAILING SYSTEM BY CR LAURENCE**



**PELLA ALUMINUM CLAD DOORS AND WINDOWS**

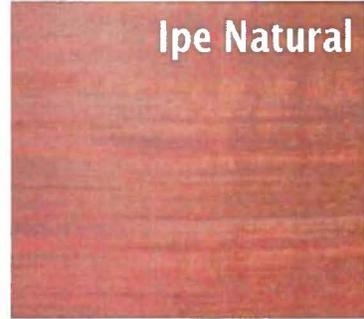


*Pella.com*

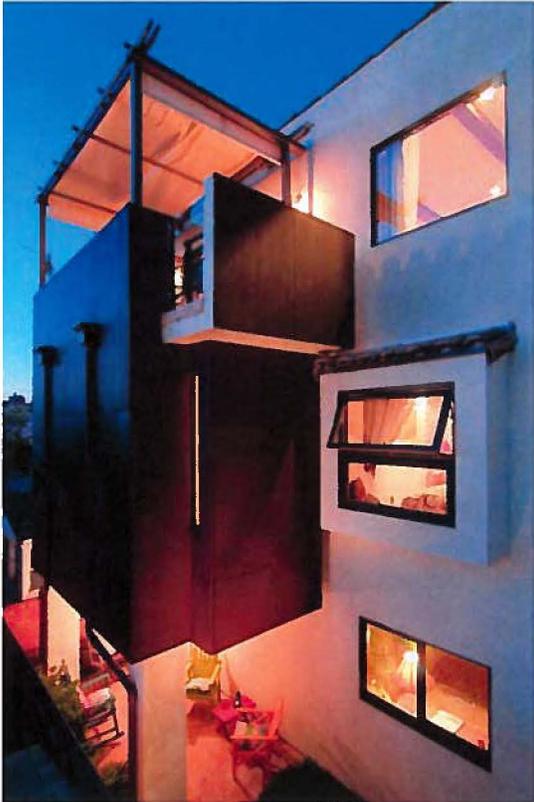




**WEATHERED IPE SIDING**



**SMOOTH STUCCO FINISH**



**CITY OF SOUTH PASADENA  
DESIGN REVIEW BOARD  
PROJECT PLAN REVIEW**

**Project Address:** 1325 Oak Hill Place

**Design Review Case #:** 1959-DRX

**Applicant:** Duncan McIntosh

**Owner:** Gregg S Logg

**Zoning:** RS

**General Plan:** Low Density Residential

**DRB Meeting:** November 3, 2016

**Project Type:** Single Family Residential

**Project Proposal:**

A request for a Design Review Board approval to change the façade of the house. The proposed changes will consist of: Hardiplank lap siding on the front elevation with stucco siding on the side and rear elevations. All the existing windows will be replaced with wood/aluminum casement windows and awning windows..

---

**Board members within a 500' radius:**

Yes  No

- Conrado Lopez, Chair
- James Fenske, Vice Chair
- Susan Masterman
- Mark Smeaton

**Additional Discretionary Review Required:**

Yes  No

- Conditional Use Permit
- Variance
- Hillside Permit
- Administrative Use Permit
- Cultural Heritage Commission

**DEVELOPMENT STANDARD COMPLIANCE**

\*\* See Reverse For Review Findings \*\*

<b>Standard</b>	<b>Requirement</b>	<b>Provided</b>
<b>Lot Coverage</b>	50%	33.6%
<b>Floor Area Ratio</b>	35%	28.2%
<b>Building Height</b>	35'	18"
<b>Off-Street Parking</b>	2 cover spaces	2 cover spaces
<b>Front Setback</b>	20'	20'
<b>Side Setback</b>	5'6"	Left 10'8" Right 5'7"
<b>Rear Setback</b>	20'	37'4"

**Design Review Findings:**

In order to approve a Design Review application, the DRB shall first find that the design and layout of the proposed development:

1. Is consistent with the General Plan and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);
2. Will adequately accommodate the functions and activities proposed for the site , will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;
3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and
4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture, that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

**CITY OF SOUTH PASADENA  
DESIGN REVIEW BOARD  
Project Plan Review**

**Project Address:** 1746 Hanscom Dr.

**Design Review Case #:** 1932-DRX

**Applicant:** Irene Acosta

**Owner:** Peter Bakhtiari

**Zoning:** RS

**General Plan:** Low Density Residential

**DRB Meeting:** November 3, 2016

**Project Type:** Single Family Residential

**Project Proposal:**

A request for a Design Review Board approval for the demolition of a non-historic 316 square foot house for the construction of a new 2,332 square foot two-story house with an attached carport. The proposed home would be designed in a modern architectural design with flat roof line, metal framed windows, and exterior walls made of concrete, wood, and metal siding. The home is sited on a 6,663 square foot parcel in the Southwest Monterey Hills area.

---

**Board members within a 500' radius:**

Yes       No

- Conrado Lopez, Chair
- James Fenske, Vice Chair
- Susan Masterman
- Mark Smeaton

**Additional Discretionary Review Required:**

Yes       No

- Conditional Use Permit
- Variance
- Hillside Permit
- Administrative Use Permit
- Cultural Heritage Commission

## **Design Review Findings:**

In order to approve a Design Review application, the DRB shall first find that the design and layout of the proposed development:

1. Is consistent with the General Plan and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);
2. Will adequately accommodate the functions and activities proposed for the site , will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;
3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and
4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture, that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

**CITY OF SOUTH PASADENA  
DESIGN REVIEW BOARD**

**Project Plan Review**

**Project Address:** 1750 Hanscom Dr.

**Design Review Case #:** 1933-DRX

**Applicant:** Irene Acosta

**Owner:** Peter Bakhtiari

**Zoning:** RS

**General Plan:** Low Density Residential

**DRB Meeting:** November 3, 2016

**Project Type:** Single Family Residential

**Project Proposal:**

A request for a Design Review Board approval for the demolition of a non-historic 760 square foot house and street-side detached garage for the construction of a new 2,278 square foot two-story house with an attached carport. The proposed home would be designed in a modern architectural design with flat roof line, metal framed windows, and exterior walls made of concrete, wood, and metal siding. The home is sited on an 6,511 square foot parcel in the Southwest Monterey Hills area.

---

**Board members within a 500' radius:**

Yes  No

- Conrado Lopez, Chair
- James Fenske, Vice Chair
- Susan Masterman
- Mark Smeaton

**Additional Discretionary Review Required:**

Yes  No

- Conditional Use Permit
- Variance
- Hillside Permit
- Administrative Use Permit
- Cultural Heritage Commission

## **Design Review Findings:**

In order to approve a Design Review application, the DRB shall first find that the design and layout of the proposed development:

1. Is consistent with the General Plan and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);
2. Will adequately accommodate the functions and activities proposed for the site , will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;
3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and
4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture, that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.



**CITY OF SOUTH PASADENA**

**PLANNING AND BUILDING DEPARTMENT**

**INFORMATIONAL MEMORANDUM**

**TO:** Design Review Board Members

**FROM:** Edwar Sissi, Planning Division

**SUBJECT:** 1746 Hanscom Dr. (1932-DRX)  
1750 Hanscom Dr. (1933-DRX)

**DATE:** October 28, 2016

---

Dear Board Members:

Attached to this Memo is the tree report for the existing trees located on both parcels of the proposed new single-family residences for the above properties. Also included in the drawing set is an enlarged tree preservation plan that is also in the report attached herein.

If you need additional information, please contact me. Thank you.

Regards,

Edwar Sissi, Management Analyst Intern  
Planning Division, City of South Pasadena  
[esissi@southpasadenaca.gov](mailto:esissi@southpasadenaca.gov)  
x7260

# City of South Pasadena

## Tree Report

Prepared for:

Peter Bakhtiari  
5331 E. Slauson Ave  
Commerce, CA 90049  
[peter@indioproducts.com](mailto:peter@indioproducts.com)

For properties located at:

**1746 and 1750 Hanscom Drive  
South Pasadena, CA 91030**

Prepared by:

Rebecca Latta  
ISA Certified Arborist WC-4264A  
ISA Tree Risk Assessment Qualified  
PNW Certified Tree Risk Assessor #1217  
Member, American Society of Consulting Arborists  
Member, California Native Plant Society SGV Chapter



*asca* AMERICAN SOCIETY of  
CONSULTING ARBORISTS

October 21, 2016

## Summary

Peter Bakhtiari retained Rebecca Latta Consulting to prepare a combined tree report meeting the requirements of the City of South Pasadena Ordinance Chapter 34: Trees and Shrubs for 1746 and 1750 Hanscom Drive, South Pasadena, CA 91030. There are two parcels, both are proposed for the construction of two new residential structures. This is a preliminary analysis of tree impacts for the proposed construction project. There are two parcels, one at 1746 and the other at 1750 Hanscom Drive that are proposed for the construction of two new residential structures.

According to the City of South Pasadena Municipal Code Chapter 34, the following trees are protected:

- Any species of tree **native** to Southern California as defined by resolution adopted by the City council measuring at least 4 inches in diameter.
- **Oak trees:** any species in the genus Quercus measuring at least 4 inches in diameter.
- **Significant trees:** any trees with a diameter of at least 12 inches.

Code requires that all trees over 4" (**Mature Trees**) in diameter be shown on the maps and accounted for in the tree inventory. In summary:

- 1746 Hanscom has a total of 23 trees; 10 significant trees, 1 native tree, and 10 mature trees. Of these trees, 9 significant trees (one dead) and 10 mature trees requested for removal. There is also 1 non-mature tree. There are 2 off-property trees in the survey.
- 1750 Hanscom has a total of 25 trees; 4 significant trees, 2 native trees, and 8 mature trees. Of these trees, 3 significant trees (one of which is dead), 2 native trees (one dead), and 8 mature trees requested for removal. There are also 12 non-mature trees and 4 off-property trees in the survey.

There are no previously identified **Heritage Trees** on the property with historical value.

	1746 Hanscom Trees	Requested for Removal	1750 Hanscom Trees	Requested for Removal	Total Removals
<b>Significant</b>	10	9 (1 dead)	4	3 (1 dead)	13
<b>Native</b>	1	0	2	2 (1 dead)	2
<b>Mature</b>	10	10	8	8	18
<b>Non-mature</b>	1	1	12	12	13
<b>On-property Total trees</b>	<b>23</b>	<b>20</b>	<b>25</b>	<b>25</b>	<b>46</b>
<b>Off-property overhanging</b>	2	0	4	0	0

## **METHODS**

### **OBSERVATIONS**

My assistant Jonathan Flournoy surveyed the trees on October 12, 13 and 17, 2016 and conducted a basic visual assessment<sup>1</sup> for each tree affected by the project. Tree trunks and canopies are drawn to scale on the site plans. All mature trees have aluminum tags except for king palms and banana trees.

Each tree was assessed for defects such as depressions, nesting holes, structural defects, cavities, wounds, cracking bark, sap flow, insect damage, and deadwood. The inspection was conducted during daylight hours, under good weather conditions, and in light sufficient for detecting details such as surface decay and leaf color. The influence of adjacent trees and other factors affecting the growth of a subject tree, such as wires, cables, or nesting holes, were also taken into consideration when assessing tree condition.

### **SITE DESCRIPTION AND TREE CHARACTERISTICS**

A subjective alphabetical rating (e.g., "A" = best and "F" = worst) was assigned to rank the overall health of the tree(s). This rating is based on the aesthetic, structural and biological functions of the trees. Health ratings are defined as follows:

A – Excellent: Overall healthy appearance with good vigor, shoot growth, leaf color and size, minimal or no disease or insect infestation, no buried crowns (the area where roots join the stem was not covered with soil), good callus tissue formation, and limited or no fire damage.

B – Good: Less than 25% of overall health of tree affected by disease, stress, decay, insect infestation, or fire damage. Tree can have minor correctable defects that could be addressed with pruning or root crown excavations.

C – Fair: Between 25% and 50% of tree significantly affected by disease, stress, decay, insect infestation, or fire damage. Tree can have thinning canopy, circling or poorly developed roots, sunburned bark and borer damage. Tree may have defects, including internal wood decay, insect infestations, and root decay.

D – Struggling: More than 50% of overall health of tree affected by disease, stress, decay, insect infestation, or fire damage. In older trees, significant wood decay may be present.

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<sup>1</sup> A basic visual assessment is a 360-degree inspection from the ground that includes collection of height and diameter measurements. Binoculars may be used for a crown inspection, a mallet for sounding hollows, a probe for inspecting cavities, and other small tools for conducting the inspection.

Arborist Report  
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F – Dead: Exhibits no signs of life or is not expected to recover.

## Tree Table

Tree #	Common name	DBH**	Health	Protection status	Impacts
1	Dragon tree	9, 5	B-	mature	remove - conflict with driveway
2	Dragon tree	8	B	mature	remove - conflict with driveway
3	Dragon tree	12, 8	B	significant	remove - conflict with driveway
4	Dragon tree	7, 7, 5.5, 4.5	B	significant	remove - conflict with driveway
5	Dragon tree	6, 5, 5, 5	B	mature	remove - conflict with driveway
6	Dragon tree	8	B	mature	remove - conflict with driveway
7	Dragon tree	10, 6, 5, 4, 3	B-	significant	remove - conflict with driveway
8	Dragon tree	14, 8, 7, 5	B-	significant	remove - conflict with driveway
9	Dragon tree	10, 4	B-	mature	remove - conflict with driveway
10	Canary island pine	19	C+	significant	remain - 25% root encroachment, 25% canopy encroachment
11	California bay	7, 6, 6, 5, 4	B-	native	remain - 25% root encroachment, 25% canopy encroachment
12	Canary island pine	15	B-	significant	remove - 100% root encroachment from grading within dripline, structure within 6 feet of trunk
13	Orange	3, 2, 2, 1	C-	mature	remove - conflict with structure
14	Victorian box	16, 10	B	significant	remove - conflict with structure
15	Sapote	13	B-	significant	remove - conflict with structure
16	King palm	6	C-	mature	remove - conflict with structure
17	King palm	3	D		remove - conflict with structure

Tree #	Common name	DBH**	Health	Protection status	Impacts
18	King palm	9	C-	mature	remove - conflict with structure
19	King palm	6	D	mature	remove - conflict with structure
20	unknown	14	F (dead)	significant	remove - poor condition
21	Orange	5, 3	F (dead)	mature	remove - poor condition
22	Dragon tree	10, 9, 8, 4	B	significant	remove - 75% root encroachment from grading and structure within 6 feet of trunk, 50% canopy encroachment from structure within 6 feet of trunk
OP-1	Aleppo pine	16	F (dead)	significant	remain, but recommend removal
OP-2	Japanese maple	3, 3, 2	B	mature	remain
23	Canary island pine	31	C	significant	remove - 100% root encroachment from grading within dripline and structure within 6 feet of trunk, 35% canopy encroachment from structure
24	Coast redwood	13	F (dead)	significant	remove - poor condition
25	Aleppo pine	22	B	significant	remain - 25% root encroachment, 25% canopy encroachment
25A	Oleander	2, 2, 1.5, 1.5, 1.5, 1.5	C+	mature	remove - conflict with structure
26	King palm	6	C-	mature	remove - conflict with structure
27	King palm	4	D	mature	remove - conflict with structure
28	King palm	3	D		remove - conflict with structure
29	King palm	3	D-		remove - conflict with structure
30	King palm	2	D		remove - conflict with structure
31	unknown	6*, 4*	F (dead)	mature	remove - poor condition
32	Aleppo pine	26	B	significant	remove - conflict with structure
33	Coast live oak	16	B-	native	remove - conflict with structure

Tree #	Common name	DBH**	Health	Protection status	Impacts
34	Mexican fan palm	5	B-	mature	remove - conflict back patio
35	Southern black walnut	16	F (dead)	native	remove - poor condition
36	Dragon tree	7, 6	B	mature	remove - conflict with back patio
37	Banana	4, 4	B-	mature	remove - conflict with back patio
38	Banana	5, 4.5, 4.5, 4.5, 4	B-	mature	remove - conflict with structure
OP-3	Chinese elm	18*, 8*	C+	significant	remain - 5% root encroachment from grading within dripline
OP-4	Crape myrtle	1.5*	C+		remain - 25% root encroachment from grading within dripline
OP-5	Modesto ash	20	C	significant	remain - 10% root encroachment from back patio
n/a	Common fig	3.5	C+		remove - conflict with structure
n/a	Palo verde	2	B-		remove - conflict with back patio
n/a	Crape myrtle	1.5	B-		remove - conflict with back patio
n/a	Pine	2	C		remove - conflict with back patio
n/a	Pine	2	B-		remove - conflict with back patio
n/a	Jacaranda	3	C		remove - conflict with back patio
n/a	Hackberry	<4	B		remove - conflict with grading
n/a	Hackberry	<4	B		remove - conflict with grading
n/a	Hackberry	<4	B		remove - conflict with grading

\* = visually estimated

\*\* = measured at 4 feet from grade

## SIGNIFICANT, NATIVE, OAK, AND OFF-PROPERTY TREES – SURVEY RESULTS

On 1746 Hanscom Drive

**#3, 4, 7, 8: Dragon tree (*Dracaena draco*)** **4 Removals**  
**Protection Status Significant**

These multi-trunked trees are generally healthy, rating B to B- on an A-F rating scale. Some of them have old wounds on the trunks or canopy.

### Impacts:

These trees are requested for removal due to conflicts with the proposed driveway.

**#10: Canary island pine (*Pinus canariensis*)** **25% root encroachment**  
**Protection Status Significant** **25% canopy encroachment**

This tree has a trunk diameter of 19 inches measured at 4 feet above grade. The tree has a thin canopy, a slightly buried trunk, many dead needles and scale insects. It exhibits signs of drought stress. The tree is approximately 50 feet tall. Its health is a C+ on an A-F rating scale.

### Impacts:

I anticipate 25% root encroachment and 25% canopy encroachment.

### Recommendations:

1. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
2. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.
3. Excavate the root crown until the tops of buttress roots are visible.

**#11: California bay (*Umbellularia californica*)** **25% root encroachment**  
**Protection Status Native** **25% canopy encroachment**

This multi-trunked tree has trunk diameters of 7, 6, 6, 5, and 4 inches measured at 4 feet above grade. The tree has codominant trunks with included bark between two trunks. There is sooty mold in the canopy caused by pyriform scale insects on the leaves. The tree is approximately 30 feet tall. Its health is a B- on an A-F rating scale.

### Impacts:

I anticipate 25% root encroachment and 25% canopy encroachment.

**Recommendations:**

1. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
2. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.
3. The pyriform scale infestation can be managed by spraying the canopy with horticultural oil or insecticidal soap when the juvenile crawler stage is active. It is also important to manage ant populations as they tend the scales and protect them from natural predators. Sticky tape around the trunk can reduce ant access and insecticidal baits can reduce ant populations. Please consult a chemical treatment contractor for more information.

**#12: Canary island pine (*Pinus canariensis*)**  
**Protection Status Significant**

**Removal**

This tree has a trunk diameter of 15 inches measured at 4 feet above grade. The tree has circling roots, many dead needles and a significant amount of deadwood. The tree is approximately 45 feet tall. Its health is a B- on an A-F rating scale.

**Impacts:**

The proposed plans would lower the grade throughout the entire area within the dripline by at least 3 to 5 feet, thus I anticipate 100% root encroachment. I anticipate 50% canopy encroachment because approximately 50% of the canopy is within 5 feet of the proposed structures on 1746 and 1750 Hanscom.

**#14: Victorian box (*Pittosporum undulatum*)**  
**Protection Status Significant**

**Removal**

This multi-trunked tree has trunk diameters of 16 and 10 inches measured at 4 feet above grade. The tree has included back between co-dominant trunks, a slightly thin canopy, and old poorly-made pruning cuts. The tree is approximately 35 feet tall. Its health is a B on an A-F rating scale.

**Impacts:**

This tree is requested for removal due to conflicts with the proposed structure for the residential development project.

**#15: Sapote (*Pouteria sapota*)**  
**Protection Status Significant**

**Removal**

This tree has a trunk diameter of 13 inches measured at 4 feet above grade. It has co-dominant main branches, a buried trunk, and a thin canopy. The tree is approximately 30 feet tall. Its health is a B- on an A-F rating scale.

**Impacts:**

This tree is requested for removal due to conflicts with the proposed structure for the residential development project.

**#20: Unknown species**  
**Protection Status Significant**

**Removal – tree is dead**

This dead tree has a trunk diameter of 14 inches measured at 4 feet above grade. The tree is approximately 15 feet tall. Its health is an F on an A-F rating scale.

**Impacts:**

This dead tree is requested for removal because it is dead.

**#22: Dragon tree (*Dracaena draco*)**  
**Protection Status Significant**

**Removal**

This multi-trunked tree has trunk diameters of 10, 9, 8, and 4 inches measured at 4 feet above grade. The tree has old decay on its trunks and a small amount of sunburn damage on the east side of the canopy. The tree is approximately 20 feet tall. Its health is a B on an A-F rating scale.

**Impacts:**

This tree is requested for removal due to conflicts with the proposed structure for the residential development project.

**#OP-1: Aleppo pine (*Pinus halepensis*)**  
**Off-property**

**Retain – tree is dead**

This dead tree has a trunk diameter of 16 inches measured at 4 feet above grade and is located just east of the property on the hillside. The top of the tree bends westward and overhangs the property. The tree is approximately 55 feet tall. Its health is an F on an A-F rating scale.

**Impacts:**

No impacts are anticipated for this tree.



This tree has a trunk diameter of 22 inches measured at 4 feet above grade. The tree has girdling roots and co-dominant trunks near the top. The tree is approximately 65 feet tall. Its health is a B on an A-F rating scale.

**Impacts:**

I anticipate 25% root encroachment and 25% canopy encroachment.

**Recommendations:**

4. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
5. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.

**#32: Aleppo pine (*Pinus halepensis*)**  
**Protection Status Significant**

**Removal**

This tree has a trunk diameter of 26 inches measured at 4 feet above grade. The tree has codominant trunks about 15 feet high growing west toward the existing structure. These trunks have an elbow and lean away from power lines above the property. The tree is approximately 70 feet tall. Its health is a B on an A-F rating scale.

**Impacts:**

This tree is requested for removal due to conflicts with the proposed structure for the residential development project.

**#33: Coast live oak (*Quercus agrifolia*)**  
**Protection Status Native/Oak**

**Removal**

This oak tree has a trunk diameter of 16 inches measured at 4 feet above grade. The tree has codominant trunks. The trunk is buried on the south side. The tree has been pruned away from the power lines north of the tree. The tree is approximately 30 feet tall. Its health is a B- on an A-F rating scale.

**Impacts:**

This tree is requested for removal due to conflicts with the proposed structure for the residential development project.

**#35: Southern black walnut (*Juglans californica*)**  
**Protection Status Native**

**Removal – tree is dead**

This dead tree has a trunk diameter of 16 inches measured at 4 feet above grade. The canopy is dead, with only a few green sprouts near the base. The tree is approximately 25 feet tall. Its health is an F on an A-F rating scale.

**Impacts:**

This tree is requested for removal because it is dead.

**#OP-3: Chinese elm (*Ulmus parvifolia*)**  
**Off-property**

**0-5% root encroachment**

This multi-trunked tree has visually-estimated trunk diameters of 18 and 8 inches at 4 feet above grade and is located just south of the property in the neighbor's front yard. The tree has a thin canopy and overhangs 1750 Hanscom by 2 feet. The tree is approximately 40 feet tall. Its health is a C+ on an A-F rating scale.

**Impacts:**

Less than 5% of the area under the dripline lies on 1750 Hanscom Drive where grading will take place, thus I anticipate 0-5% root encroachment.

**Recommendations:**

1. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
2. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.

**#OP-4: Crape myrtle (*Lagerstroemia indica*)**  
**Off-property**

**0-20% root encroachment**

This tree has a visually-estimated trunk diameter of 1.5 inches measured at 4 feet above grade and is located just south of the property in the neighbor's backyard. The tree has a thin canopy and is approximately 10 feet tall. Its health is a C+ on an A-F rating scale.

**Impacts:**

20% of the area within the dripline lies on 1750 Hanscom and near the proposed structure, thus I anticipate 0-20% root impacts.

### **Recommendations:**

1. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
2. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.

### **#OP-5: Modesto ash (*Fraxinus velutina*) Off-property**

**10% root encroachment**

This tree has a trunk diameter of 20 inches measured at 4 feet above grade and is located just east of the property on the back hillside. The tree has a very thin canopy and co-dominant main branches with included bark growing at sharp angles from each other. There is a concrete step or foundation abutting its trunk. The tree is approximately 45 feet tall. Its health is a C on an A-F rating scale.

### **Impacts:**

10% of the area within the dripline lies on proposed grading on 1750 Hanscom, thus I anticipate 10% root encroachment.

### **Recommendations:**

1. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
2. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.

### **Recommended Mitigation**

Removed significant, oak, and native trees need to be replaced with 24-inch-box replacement trees according to the municipal code. Each 10 inch diameter increment of an existing tree requires 1 replacement tree for significant trees, and two trees for native or oak trees. For example, an existing 14 inch significant tree would need 2 replacement trees and an existing 8 inch native or oak tree would need 2 replacement trees. Not counting trees already dead, the trees requested for removal need an estimated **twenty-seven** 24-inch-box replacement trees.

### **Tree Protection Measures**

These recommendations were developed to minimize any preventable construction related damage to the trees. It is important to preserve soil structure and fertility by physically protecting the soil from compaction and other maintenance activities that destroy fine roots.

1. Provide protective fencing at the edge of the tree/root protection zone (edge of the canopy) for both private and adjacent public trees. **FENCING IS REQUIRED TO BE INSTALLED AND INSPECTED BY THE PROJECT ARBORIST PRIOR TO THE BEGINNING OF WORK ON-SITE.**
2. Avoid mechanical injury and compaction to roots, root flares, trunks and branches. Break and lift off asphalt and concrete by hand or using small equipment under the dripline of any tree. A qualified arborist is recommended be present to observe the area with the roots exposed, prior to undertaking any root pruning or grading.
3. No construction staging or disposal of construction materials or byproducts is allowed within the root protection zone. Avoid storing soil or material on unprotected natural grade.
4. Equipment should not idle under the driplines of trees. Significant burn can occur to leaves and bark from exhaust and heat.
5. The tree/root protection zone should be irrigated sufficiently with clean, potable water to keep the tree in good health and vigor before, during and after construction. Trees should be soaked so that water reaches a depth of 2-3 feet and then allowed to dry out between watering.
6. **Mulch in the form of bark chips is recommended for application over the surface of the soil to 4 inches deep to preserve moisture and improve soil condition.**
7. Trees should be pruned by qualified arborist using Best Management Pruning Practices (2008) part of ANZI A300 or equivalent. Trees should be pruned as needed, not on a set schedule. More information is available at [www.isa-arbor.com](http://www.isa-arbor.com).

#### TREE CARE DURING CONSTRUCTION

Leave leaf litter within the protected zone inside the fencing to help retain soil moisture. If the soil is dry as judged by a qualified arborist, water can be applied in the outer 2/3 of the root zone away from the trunk to a depth of 24 inches. Mulch in the form of bark chips is recommended for application over the surface of the soil to 4 inches deep to preserve moisture and improve soil condition.

#### IRRIGATION

Trenching for irrigation should be kept completely outside the protected zone of oak trees. Irrigation may need to be above grade to avoid damage to tree roots. A dry zone should be maintained 10 feet from the trunk of protected trees. A continuously wet soil condition near the base of the tree, favors the growth of predatory disease organisms. The two prominent pathogens in Southern California are Root Rot (*Phytophthora sp.*) and Oak Root

Fungus (*Armillaria mellea*). It is recommended that irrigation should not spray the tree trunks. Care should be taken with irrigation upslope from protected trees to avoid runoff.

## PLANTING

Lawn or high water use plants are not recommended within the tree protection zone. Limit planting of new low water plants to the outside 2/3 of the root protection zone. Plants compete with trees for water, nutrients and root space. Plants that require frequent summer irrigation should be kept outside the protected zone. Locally native plants that can tolerate summer dryness are most suitable for planting under mature trees. These plants come from the Mediterranean, South Africa, Australia, Baja California and California. Resources for planting ideas can be found at the Theodore Payne Foundation in Sunland Tujunga ([www.theodorepayne.org](http://www.theodorepayne.org)).

## MULCH

Bark mulch or leaf litter can be beneficial in the root zone of trees. It is recommended that a 4-inch thick layer of minimum 2-inch diameter bark chips be placed throughout the protection zone of each tree. Keep the bark at least 6-inches away from the trunk of the tree. Mulches encourage beneficial fungus (such as *Trichoderma*) and retain moisture and suppress weeds.

## WATERING AND FERTILIZATION

Warm weather and moisture combine to encourage the growth of wood decay fungus and other pathogens. Watering should be restricted to once a month or less during the summer, wherever feasible. Winter rainfall can supply sufficient water for most trees if the leaf litter is allowed to stay under the canopy. Too much water is a bigger problem. If the spaces between the soil particles (pore spaces) are filled with water, the tree is unable to get adequate oxygen. Low soil oxygen can cause roots to suffocate and die.

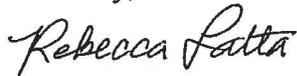
Healthy soil promotes healthy tree growth. Mulch, leaves or other organic material encourage earthworm and microbial activity. Earthworms aerate and rototill the soil, bringing nutrients to the roots.

## INSPECTION

Trees should be inspected on a periodic basis by a qualified tree consultant. The relative age, condition and targets under the tree should determine the inspection frequency. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule based on the recommendation provided by a qualified arboricultural consultant.

Please let me know if you have any questions.

Sincerely,



**Rebecca Latta**

Consulting Arborist, Horticulturalist  
626 272-8444 cell  
[rlattaconsulting@gmail.com](mailto:rlattaconsulting@gmail.com)

ISA Certified Arborist WE4264A  
ISA Tree Risk Assessment Qualified  
Member, American Society of Consulting Arborists

**Advisement:**

The client is advised that should physical or biological concerns be evidenced for any specimen evaluated in a report, prudent further investigation, detailed analysis or remedial action may be required. Trees are living organisms that respond to environmental changes influencing the development, health and vigor of the specimen(s).

**Certificate of Performance**

I, Rebecca Latta certify that:

- I have personally inspected the trees described in this report and have accurately stated my findings. The extent of the evaluation is stated in the attached report;
- I have no current or future interest in the vegetation or the property that is the subject of the report and no bias with respect to the parties involved;
- The analysis, opinions, evaluation, investigation and conclusions have been prepared using accepted arboricultural practices;
- I performed the work myself and prepared the report and reviewed the report, except as specifically indicated in the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor the results if the assignment, attainment of stipulated results or the occurrence of any subsequent events.
- I further state that I am a member in good standing with American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the practice of arboriculture and the care and study of trees for 25 years.

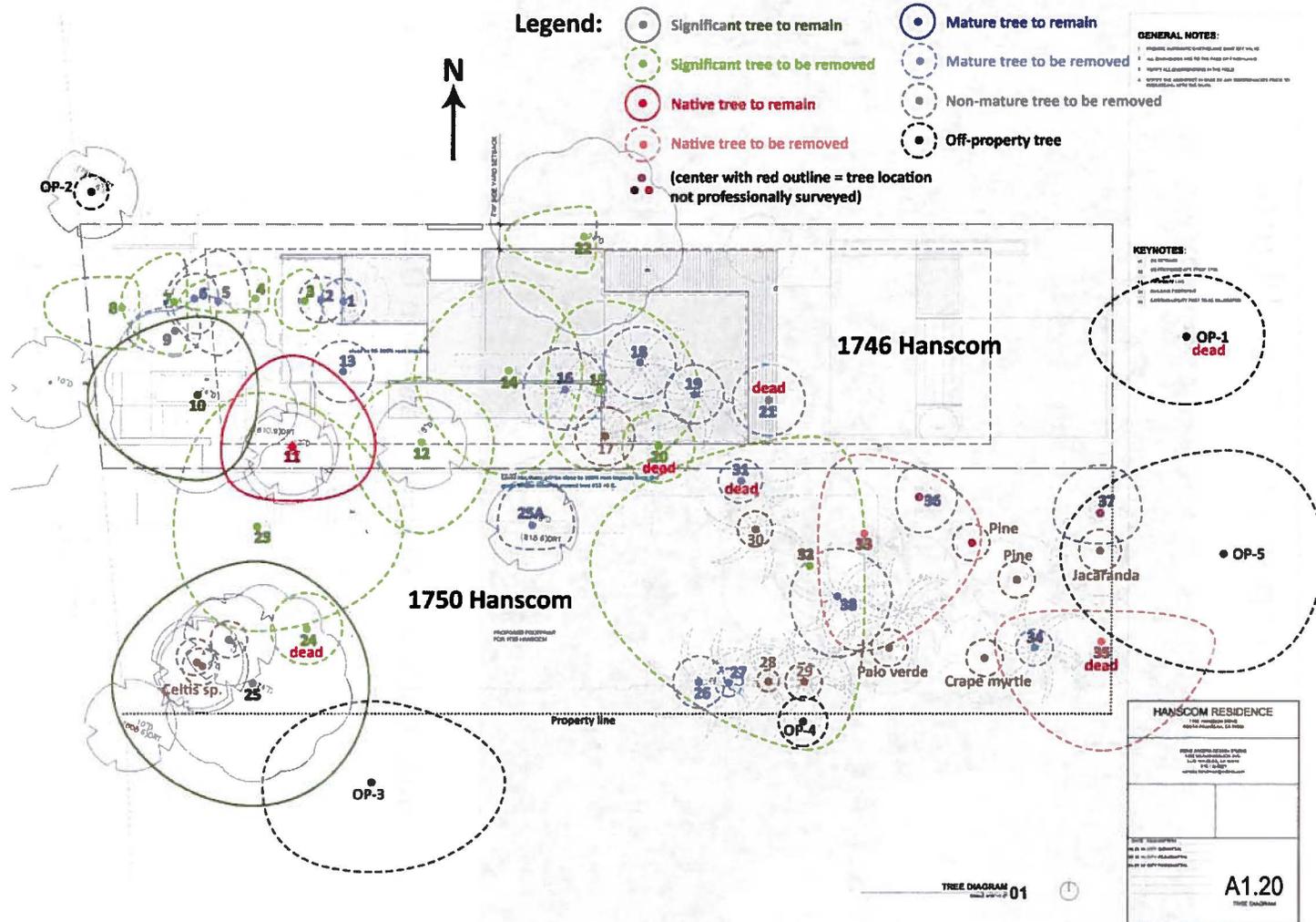
Signed: 

Date: October 21, 2016

## Assumptions and Limiting Conditions

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Rebecca Latta Consulting can neither guarantee nor be responsible for the accuracy of information provided by others.
2. The consultants shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose other than the person to whom it is addressed, without the prior expressed written or verbal consent of the Rebecca Latta.
5. Neither all or any part of the contents of this report shall be conveyed by anyone, including the client, to the public through advertising, public relations, news sales or other media without the prior expressed or written consent of Rebecca Latta Consulting particularly as to value conclusions, identity of consultant, or reference to any professional society or institute or any initialed designation conferred upon the consultant as stated in their qualifications.
6. This report and values expressed herein represent the opinion of the Rebecca Latta Consulting and the fee is in no way contingent upon the reporting of a specified value, stipulated results, the occurrence of subsequent event, nor upon any finding to be reported.
7. Unless expressed otherwise: (1) information contained in this report covers only those items that were directly examined and reflects the condition of those items at the time of inspection(s) and (2) the inspection is limited to macro-level visual examination.

## Appendix A: Tree survey map



## Appendix B: Tree Photos



Looking southeast on 1746 Hanscom Drive from the street.



Looking east on 1750 Hanscom from the street.



The row of 9 Dragon trees on 1746 Hanscom Drive.



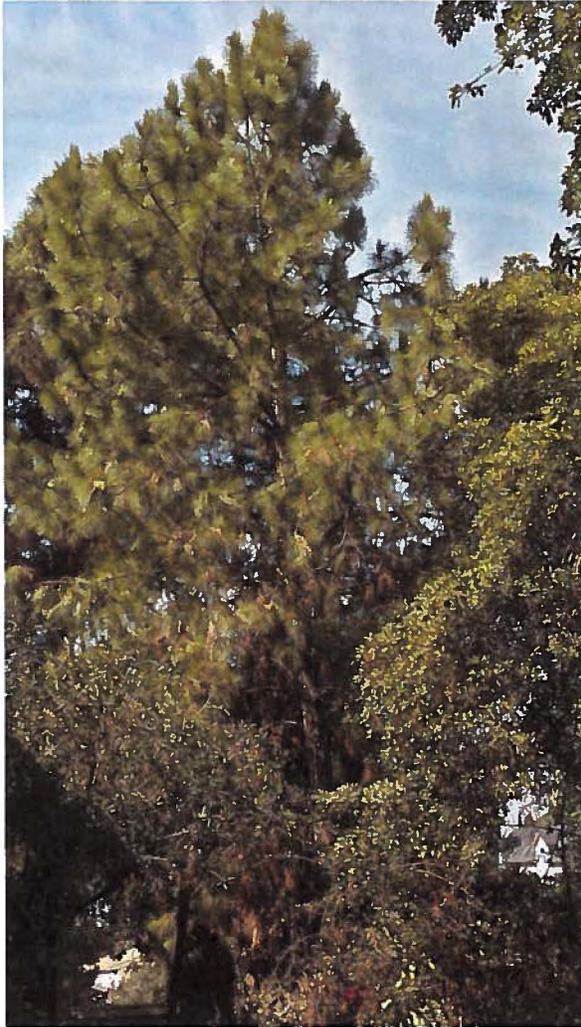
**Canary island pine #10 has a buried trunk and a thin canopy.**



California bay #11



California bay #11 has pyriform scale on its leaves.



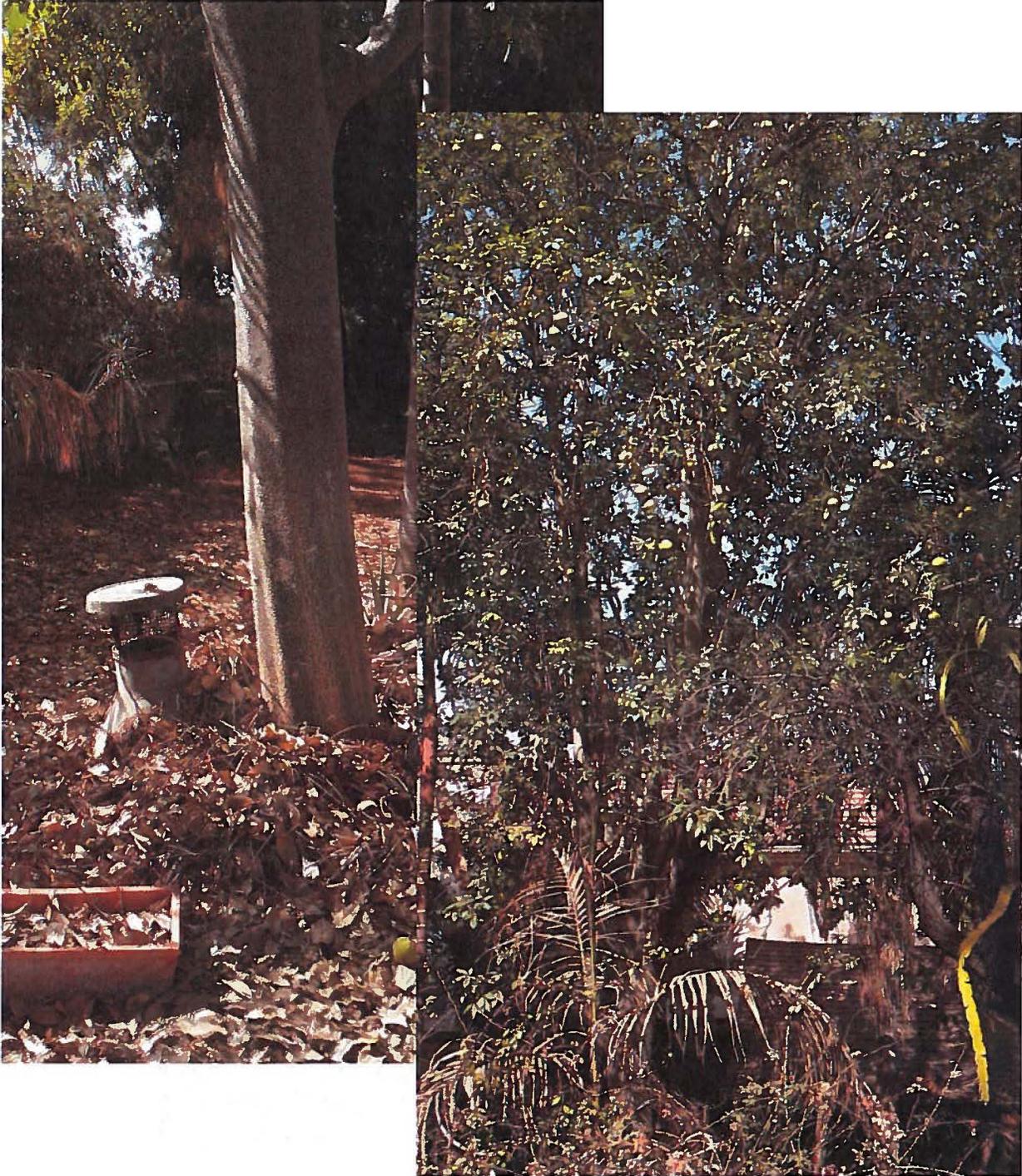
Canary island pine #12 has a significant amount of deadwood.



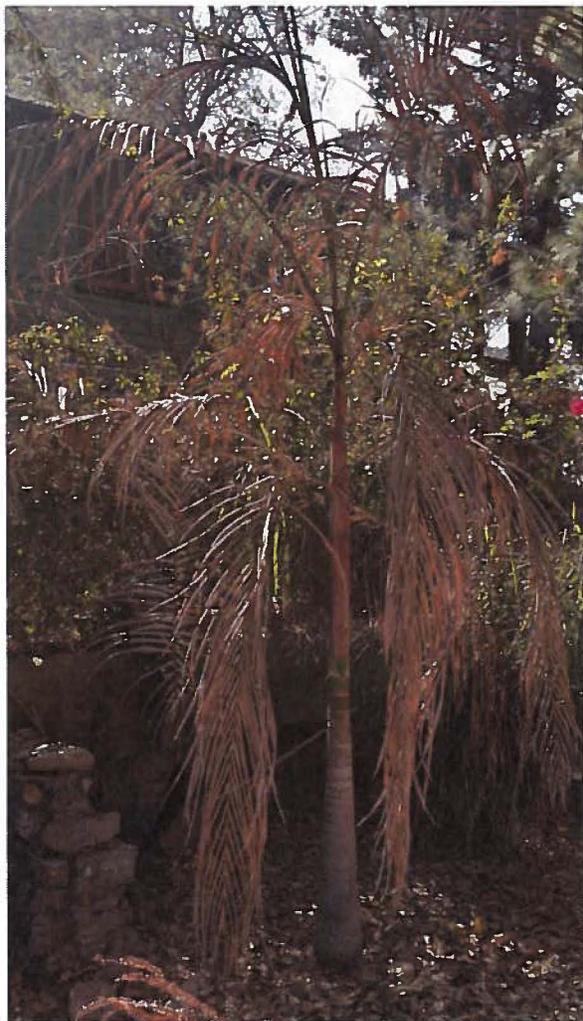
Canary island pine #12 has circling roots at its base.



**Victorian box #14 has codominant trunks and a thin canopy.**



Sapote tree #15.



**The king palms on 1746 Hanscom Drive are in poor health. Trees #17 (left) and #19 (right) are shown here.**