



ALTADENA HERITAGE NEWSLETTER

The Building Issue

Remodeling Tales

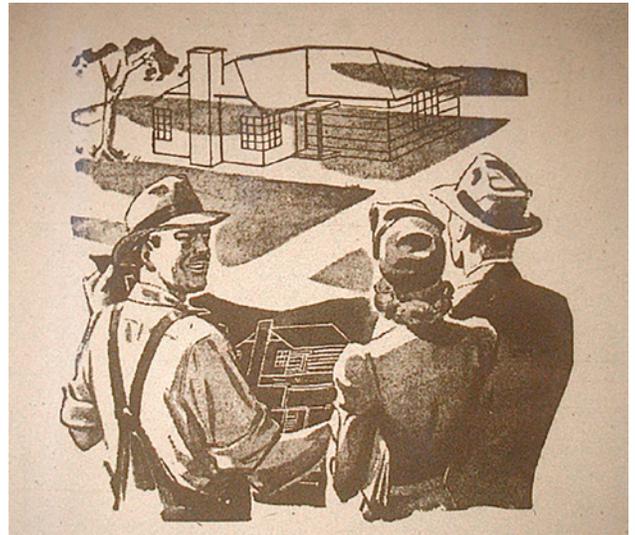
By Trish Pengra

My husband and I thought we were old pros. He remodeled his first house in Texas. I added a poolroom with a fireplace and an extra bath and bedroom to my house in Maryland. Our first joint project was outfitting a condo in an old school building a few blocks east of the US Capitol. When we moved to a 1921 farmhouse in northern Virginia, we were confident enough to be our own general contractor and pulled all the permits we needed to dry up a basement, add a fireplace, renovate a bath, install wood floors and take down two walls.

Then we moved to Los Angeles County. We found a beautiful 1911 home, but its 1933 kitchen had a refrigerator on what used to be the back porch, no counter space, cabinets that wouldn't close and, of course, no dishwasher. Before we bought, we made sure we could get the permits we'd need to renovate. We paid for a structural assessment and consulted a professional experienced with moving permit applications through the system to flag any foreseeable glitches. Eventually we succeeded, the permitting process took an endless cycle of trips to Public Works, each driving up the architect's fees and requiring costly structural and energy efficiency recalculations.

We've all heard the stories and most of them aren't good. Of the neighbors who moved rather than renovate a home they loved when their architect kept hitting permit roadblocks. Of the contractor repairing a chimney who was told he had to rebuild two floors of the house, something that only one particular plan checker insisted was required. Of the couple building a new home who encountered over a year's delay waiting for an approval to replace a hard concrete apron that encroached on the roots of their next-door neighbors' oak trees.

Builders speak of an apparent change of policy, of inspectors who come to inspect permitted projects, but cite code violations they spot elsewhere on the property. In the past, an inspector focused



Courtesy Altadena Historical Society.

on the permitted project, with some ancillary checks, such as inspecting a repaired chimney and also ensuring that the home has adequate smoke and carbon monoxide detectors. One homeowner's application to install solar panels on the roof was denied until a 60-year old completely unrelated pool house judged to be too close to the property line was demolished. No previous inspector ever thought to comment, much less act, on the siting of the pool house. The Department of Building and Safety claims there is no change in policy, that setback issues are under Regional Planning's jurisdiction, and that in the case of a solar installation, they would only check the soundness of the electrical system and the supporting structure.

When I shared my permitting story with friends, most were surprised that we had bothered with permits. It seems the unofficial rule of thumb is if you're not doing work visible from outside the house or adding square footage, just hire reliable contractors and skip the permit process. Stories I heard were equally split between home improvements done without permits and experiences like ours.

Figuring professional builders would know the ropes, I contacted several in writing. Surprisingly, none had better stories to share, and none was willing to go on record. One contractor I met while waiting at the

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Upcoming Events



- May 20 **Golden Poppy Garden Awards and Celebration**
3-6 pm Be sure to join or renew for special member pricing.
- June 21 **Climate Change Third Thursday Program**
7-9 pm Community Center

For more info on programs, visit altadenaheritage.org

Letter from the Chair

Sharon Sand

What next?

I have learned a lot since I joined the Altadena Heritage Board of Directors last year, and even more since having the honor of becoming Chair this year. I have long enjoyed attending events, reading the newsletter, and the feeling that, as a member of AH, I am contributing to Altadena and staying connected. Now in the inner workings of AH I see an amazing group of people volunteering to make things happen in our community.

Besides working on sustainability in our community, we have been working on sustainability of Altadena Heritage – not exciting, but important as we think about our future. With the revised bylaws we now have more flexibility to grow the board throughout the year and change our processes to be more effective. Now we can get back to focusing on the mission of Altadena Heritage: protecting, preserving, and raising awareness of our foothill community's rich architectural, historical, environmental, and cultural heritage, and strategizing our next steps.

This year's Golden Poppy Awards will be on May 20th, celebrating beautiful, innovative and sustainable Altadena gardens. On June 30, patron members will be invited to a private wine & cheese tour of the McNally home, and our Third Thursday talk that month will be on Climate Change. We are also planning a talk on Complete Streets, streets that are friendly and safe – for cars, buses, bicyclists, pedestrians and, special for Altadena, equestrians. Speaking of buses, have you seen the new bus coming up Lake from downtown Pasadena? It goes to the base of the Echo Mountain trailhead at the Cobb Estate providing greater access to our beautiful foothills.

Make sure to check out our website and our Facebook page – we recently mapped our membership and were pleased to see a wide representation across our town (view under “Membership” at altadenaheritage.org). We have also posted the updated Community Standards District regulations (altadenaheritage.org/csd) concerning front-yard fences and hedges (don't forget to register your out-of-compliance fence for a 15-year moratorium on front-yard setback compliance). If you have ideas for action or discussion in Altadena and you would like to get more involved, reach out to us at altadenaheritage@gmail.com.



In this issue we have some enlightening perspectives as well as a wealth of information for those of you considering renovations, remodeling or additions to your Altadena home. My husband and I have made a number of changes since we bought our home in 2000 and hopefully most of it has been for the good. We added solar panels about five years ago and we feel great knowing that almost all of the electricity we use is collected on our roof. We replaced our original aluminum-frame windows and sliding glass doors to functioning double-paned, well-sealed windows. However, I have wondered if we would have been better off repairing and resealing the originals; they let in more light with their skinny frames. We tried to keep with the style of the home when we selected them, but still the front bedroom windows don't crank out like the old ones, because new building codes don't allow that. We retained the immaculate pale pink tile in our “Elvis bathroom” but ditched the huge chandelier/heat bulb fixture. Finally, we peeled off the ‘decorative’ trim attached to the cabinets and doors that was presumably groovy at the time, but kept the scalloped trim along the linen closet, kitchen stove hood and front roof line. Have we destroyed the original design or look and feel of our home? I hope not, but probably a little bit.

For those of you still inclined to renovate after reading this issue, we are planning an event in September that will feature homeowners who have gone through preservation renovations and the expert contractors they have worked with, and Building & Safety has agreed to come to present their new online permitting, and to answer questions. My advice to anyone considering renovating, remodeling or adding is to read about the experiences, advice and resources in this issue, and also to look around your neighborhood and in your neighbor's homes when they invite you in and take note of what works and what doesn't. Do we need to do anything else? Yes, we need to maintain our home and our garden. Do we need to change anything? I feel the pull as probably many of you do, but for now I can let it be and enjoy the view.

See you around town, Sharon

Thank you, Homewood Neighbors!

Last fall neighbors on Homewood Drive made donations of \$425 to both Altadena Heritage and Five Acres. Funds were contributed by Annapurna Pictures to compensate for the impact of filming Academy Award-nominated 20th Century Woman. Myron Oakes, block representative, shared this wonderful example of how filming in one neighborhood can benefit the greater Altadena Community.

Altadena Heritage Board

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Title 24 – What’s That?

by Mark Goldschmidt

Title 24 of the California Code of Regulations governs building codes. Normally, when people cite Title 24, they are referring to Chapter 6, Building Energy Efficiency Standards, and Chapter 11, California Green Building Standards, called CALGreen. Anyone building a new dwelling or addition must abide by these constantly evolving regulations and requirements.

Energy Efficiency Standards

The Energy code can be traced back to efforts to increase energy efficiency during the Carter administration. It was designed to be continually reviewed and revised, and an updated edition issued every three years to further reduce fossil energy dependency based on the latest studies and newest technology. The long-term goal is to achieve NetZero on all new buildings; NetZero means buildings will consume no more energy than they create or capture passively.

The Energy code covers (but is not limited to) insulation (including pipe insulation), vapor barrier, space conditioning (heating, AC, thermostat, filtration & ducting), lighting, water heating, ventilation for indoor air quality (other than windows and HVAC systems), pool equipment, and fenestration. The designer can choose “prescriptive compliance,” adhering to specifications and performance parameters for all equipment and materials, or alternatively, he or she can model a proposed space to analyze its energy efficiency using a special computer program. The efficiency rating arrived at by modeling the space as it would perform using the materials required for “prescriptive compliance” gives the designer an “energy budget.” Based on that, the designer can then model the space with various configurations of windows, insulation, shading devices, etc., that will equal or, in many cases, beat the budget. This is the “performance approach” - it allows for innovation and flexibility to achieve or surpass efficiency goals while meeting other design criteria – such as creating beautiful space

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Baldwin Avenue office offered up his view: Plan checkers and inspectors do as good a job as the process allows, but the process itself is flawed, requiring trips to different offices to track down plans that get lost or delayed, or to bridge the communication gap between officials who don’t talk to each other. When he was called to the counter to turn in his plans, he brandished a hefty roll of paper; he submits three copies to Regional Planning for each revision and gets back three, with only one marked up. Then he resubmits three new copies, knowing that he’ll again throw away two unmarked sets. As his name was called, he shrugged his shoulders, gave me a smile and greeted the counter official like an old friend.

Searching for a good news story, I finally found one. Sort of. A homeowner planned a kitchen remodel with her partner, an experienced Bay Area contractor. They had a final design and a signed contract for the work. Previous experience made them confident enough to let their crew pull out the old kitchen cabinets on the same day permits would be issued over-the-counter. But they hit a major snag. Far from the kitchen, the previous owner had built three structures without permits: a

to fit your needs. This approach requires a certain level of expertise – another excellent reason to hire an architect.

Going beyond net energy savings, recent code updates incorporate “Time Dependent Valuation,” or TDV, which rewards building practices that reduce energy consumption at times of peak demand, and factors these savings into the energy budget. Reducing energy consumption at times of maximum need, as in a heat wave, eliminates the need to build new power plants.

CALGreen

Chapter 11 of Title 24, CALGreen, is a compendium of recently developed standards intended to increase sustainability in the built environment, reduce greenhouse gas from buildings, promote environmentally responsible, cost-effective and healthier places to live and work, and reduce energy and water consumption. It covers site grading to create swales and rain gardens, requires EV charging stations in all new homes, sets standards for water flow in plumbing fixtures, requires rain or soil moisture sensors on new irrigation controllers, sets limits for VOC and formaldehyde emissions on an array of building materials and finishes, mandates construction site waste reduction, and requires a maintenance manual for all appliances and systems, “which shall remain with the building throughout the life cycle of the structure.” That’s not a comprehensive list, but you get the idea, and like the Energy code, it was designed to evolve over time.

Eight years ago we built a 1300 square foot addition, and I can attest that it is far, far more comfortable and efficient than our original 1923 house. With luck, the houses we build today will last a century or more. While Title 24 codes may be complex and constraining, the long-term payoff in terms of health, comfort, and sustainability is well worth the effort and construction expense that these codes require of us all.

closed-in porch, a 4’ garage extension, and a guesthouse. To get the kitchen permits, the homeowner either had to tear down the three structures or get a Conditional Use Permit (CUP) to retroactively permit the structures. The process would take six months and \$9,000, and the structures would have to pass inspection. The homeowner suspected they wouldn’t. Over a barrel and with kitchen cabinets gone, no stove, and a refrigerator in the dining room, she paid her contractor to do the demolition. Her budget doubled.

But the story ends well. The homeowner had a beautiful new kitchen three months after the demolition was done. She misses the extra space, but removing the porch allowed more daylight into her home, and she likes her larger yard with the guesthouse gone.

And she loves her new kitchen. She sums up her experience with the word “stressful,” and tells buyers to be cautious when considering a home purchase. When her late husband bought the property in 1976, it was listed as 2,200+ square feet. The moral of her story: beware the “+” and make sure you get permits before you start work!

Before You Build — About Permits

by Trish Pengra & Mark Goldschmidt

When you start thinking about adding some extra space or remodeling rooms in your home, you will probably need permits.

Why do I need a building permit?

We all need them because the permitting process ensures that people build according to standards that protect the appearance, use, and density of our neighborhoods. It means construction will be certifiably safe, and adhere to the best environmental and sustainability standards. Also, it's the law.

Who issues building permits for Altadena?

Los Angeles County vets building plans and approves, tracks, records, and ensures construction is sound and meets the criteria of multiple agencies.

The Department of Building and Safety is tasked with ensuring safe building design and construction, enforcing standards for structural, mechanical, electrical, plumbing and other engineering concerns. Their purview also includes Energy Efficiency Standards and CALGreen, which regulates sustainability and environmental quality standards by setting specifications for materials, construction waste management, water saving, lighting and more. (See "Title 24—What's That?", pg.3). This is the agency that issues permits to build and coordinates with other agencies such as Regional Planning, which is responsible for zoning. Zoning regulates how you can use your property, setbacks, building heights, lot coverage and other issues to ensure that your home addition or improvement complies with neighborhood norms. Other agencies, such as Sanitation, Public Health, and Fire may also need to approve your project.

Should I get a building permit?

We all rely on zoning, building, and energy efficiency codes to ensure our safety, preserve our neighborhoods, and reduce our impact on the environment. This is critically important, and there are additional inducements. Licensed contractors must pull permits or risk the loss of their license, though many will take a chance and work without. Homeowners face fines or may be forced to demolish unpermitted projects. Home insurance may not cover damage caused by unpermitted construction, and future buyers will want the reassurance that improvements you've made have been done properly and inspected.

When should I get a permit?

Not all projects require building permits. If the work is purely cosmetic, fixing up your home's appearance and not its underlying structure, you may not need one. If you remodel your kitchen to update cabinets, appliances and countertops without moving electrical outlets or changing the plumbing fixtures, you likely don't need a permit. You won't need one to put in a flagpole if under 15' or to put in a toolshed, swingset or sandbox. You may need one to put up a tree house, depending on its size and height and whether or not it encroaches on the protected zone of an oak tree. The County's online system

(see Useful Contacts, p.7 for web address) provides a list of exceptions. Fences, hedges and walls over 3.5' in your front yard, may not need a building permit but need to be registered with Regional Planning.

A building permit is necessary if you replace or repair stucco, move a gas line more than 6' or do any plumbing or electrical work. Likewise, installing insulation, drywall, or solar panels, replacing HVAC systems, roof or windows, require permits. If you add a room to your house, repair your chimney, cover a patio, landscape your yard to change the flow of water around your home, remove, move or encroach on the protected zone of an oak tree, you need a permit.

How hard is it to get permits?

For simple projects, not hard. If you want to re-roof your house, add solar panels, upgrade your electrical service or perform simple repairs, it can be a breeze. If you get along well with your neighbors and contractors you may be able to dodge permits, as enforcement in Altadena is complaint driven. If no one complains, it can be possible to make substantial changes to your home with no permit, though this is risky. If you're adding square footage, you absolutely must get a permit or face consequences. Beyond Building and Safety violations, you'll also be in trouble with the tax assessor: adding square footage increases the taxable value of your property.

If you're planning an addition, a granny flat, or ADU (Auxiliary Dwelling Unit) you will almost certainly encounter problems unless you hire an experienced architect, designer, or contractor to lead you through the process. Even then, if those interviewed for *Remodeling Tales* are any indication, you may experience bumps along the way, not to mention higher fees. Regulations are complex, cross-referenced, and under the jurisdiction of at least three organizations – Regional Planning, Building and Safety, and Fire Department.

Homeowners and builders we interviewed encountered stumbling blocks including the unexpected: property survey requirement, lost paperwork or drawings, long processing delays, building code changes requiring design modifications, discovery of non-permitted structures, code officials who disagree with each other but won't communicate internally to resolve the disagreement, delays due to public hearings when a project encroaches on the roots of a protected tree, a driveway the fire department considers too narrow to permit fire-fighting equipment behind your house, a fire hydrant that is deemed too distant or inadequate, and onerous requirements to deal with small amounts of runoff. This is a partial list. There are also fees you might not be aware of such as to PUSD and your water company.

Most code officials are knowledgeable and easy to talk with, but we heard from people who felt persecuted by public servants. Getting permits can be traumatic. And expensive.

How will I know what permits are required?

For almost any project, it's wise to start by talking to a code official before drawing up plans, and definitely before beginning construction. Phone the Baldwin Avenue office

of Building and Safety to check for office hours (see Useful Contacts p.7). To start a project involving zoning, building heights or setbacks, start by talking to the Regional Planning person working alongside Building and Safety professionals at Baldwin.

What special regulations do we have in Altadena?

Altadena is covered by a Community Standards District (CSD) ordinance that modifies some zoning requirements in our district – an absolute must-read if you're planning an addition or other structure on your lot. The CSD originated in the 1990s, when citizens, distressed by mansionization transforming nearby communities, got together and formulated restrictive rules, increased setbacks, and reduced lot coverage and building heights, as well as restricting signage and mandating architectural guidelines in commercial areas. The ordinance has been updated twice, the first time to add restrictions for hillside properties, motivated by fear that the front range above Altadena would come to resemble Glendale's. A recent review, based on community input, resulted in further changes, most notable a new policy on fences and hedges. Updated CSD text is available on our website at altadenaheritage.org/csd.

How do I get a permit?

After discussing your project with a code official, submit an application. Required documentation varies with its complexity. Simple projects can be reviewed in less than 15 minutes, and you can get permits over-the-counter. For more complex ones, you'll have to submit plans. Depending on your project's scope, you may need additional clearances from County agencies such as Regional Planning, Public Health, Fire Dept. or your water company. You'll get an Agency Referral List when you consult with code officials before you start.

How do I get a permit for a house, an ADU, an addition, or total home renovation?

Start by filing a Land Use application either at Regional Planning downtown or at the counter at Baldwin Avenue, or submit your application online at epicla.lacounty.gov. A site plan review requires a dimensioned plot plan showing property lines, existing structures, proposed new construction, any native oaks, grading changes, a floor plan, and building elevations showing building heights. Check with Building and Safety for a comprehensive list.

Once a Land Use application has been accepted, submit full construction documents, including engineering and energy calculations for additions or new structures, to Building and Safety at the Baldwin office or online through EPIC-LA.

How much do permits cost?

Costs vary depending on the scope of your project. An electrical permit for a single fixture currently runs \$46, but a home renovation, remodel, or new construction can run into thousands. Many submissions require engineered structural and energy efficiency calculations. An engineer's stamped documents are required for structural drawings.

Cost of electrical and plumbing permits is based on the number of fixtures involved; structural permit fees are set according to the construction valuation of the project. Even if you are doing the work yourself rather than paying a contractor, permit fees are set based on County's estimation of project costs. The County makes no profit on permits. Regional Planning's fees also vary depending on the scope of work (Useful Contacts p.7).

When do I need an architect?

While it is legal to design your own house or addition, the benefits of using a professional architect or house designer go far beyond the help you will get with permitting. An architect will examine your home, listen to your needs, consider your budget, and provide design solutions (some of which you'd never considered), and estimate building costs. For example, to comply with energy and green codes, rather than simply plugging in prescribed equipment and materials, an architect can juggle requirements and weigh options to comply, and still give you the kind of space and light you want, and even exceed requirements.

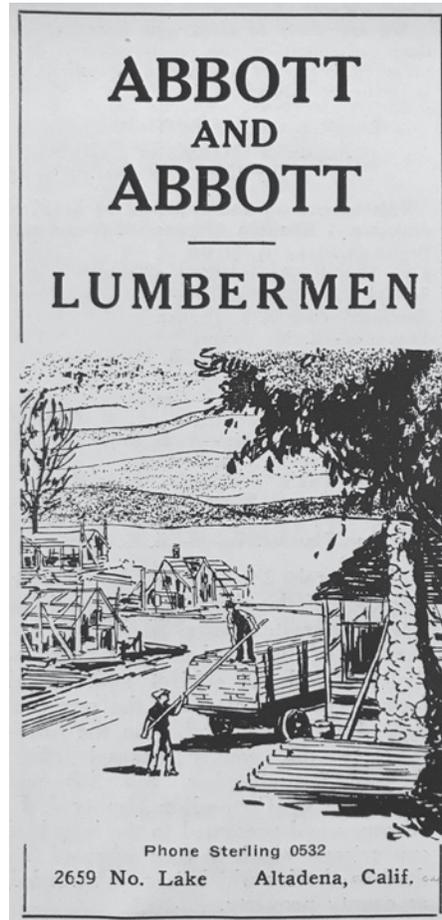
Before hiring anyone, be sure to vet prospective designers. Find someone experienced in residential construction capable of dealing with the County, ask

for references from former clients, and *contact them*. Make sure your design sense aligns with your designer's.

Am I done once I have a permit?

With permits in hand, you can start your project. You will have to call for inspections at specified construction stages to ensure all is done properly. Changes can be made during construction, often over the counter, though they are subject to additional fees and may cause delays.

When your project is complete, there will be a final inspection; if all is in order, you will receive a Certificate of Occupancy (CO). This final sign-off should give you complete assurance about the legality of your home, and it will be important to any future buyers of your property. Hold on to your paperwork!



Courtesy Altadena Historical Society.

View From Behind the Counter

by Trish Pengra

When I visited LA County Department of Public Works in Alhambra, the tales of homeowners' unhappy experiences I relayed were not news to Hassan Alameddine, Assistant Deputy Director at Building and Safety. But, he assured me his organization's vision and mission were to "turn code officials from regulators into collaborators." He described a new online portal, EPIC LA, where people can submit project plans and get simple permits without ever having to go to a Public Works office, and where applicants will be able to track projects, make corrections, schedule inspections, and close out paperwork on line.

Another initiative is one-stop service. Juan Madrigal, Principal Engineer at Building and Safety, illustrated the magnitude of this improvement by showing me an Agency Referral Worksheet listing no fewer than 20 different offices that a builder might have to visit to get to "go" on a major project. This should help with the common complaint that "no one told me I had to go there." A homeowner making improvements or adding a granny flat might visit eight different locations to get permission or pay fees. While some of these can be handled concurrently, applications generally proceed consecutively through reviews by various county agencies. Knowing up front what you need will undoubtedly save time and hassle, and prepare you psychologically.

Mr. Madrigal advised homeowners considering projects to start by researching their property online (see Useful Contacts p.7) to see what past projects were permitted and got a final inspection and sign-off.

To add square footage, expand a garage or patio, or add an accessory dwelling unit (ADU), start at Regional Planning. Bring a dimensioned site plan showing new and existing structures, setbacks, proposed grading and other requirements for a Site Plan Review (check exactly what's needed on the website). Regional planning has an officer at the Baldwin office at certain hours, or you can go to the downtown office. Once your application is accepted and fee paid, you can move ahead with full construction documents. When those are ready, submit plans to Building and Safety to be reviewed by various departments such as electrical, mechanical, structural, etc. Once approved, all that remains is to pull a building permit. During construction, call or use EPIC LA to request inspections at least a day in advance.

Smaller projects are simpler. Using EPIC LA, Madrigal says you can do everything online for many home improvements: kitchen or bath remodels where you're not moving a toilet, tub or shower; patio covers, window or door replacements; chimney repairs; or the removal or reconfiguration of non-bearing walls. Even without the EPIC LA portal, the department expedites solar array installation so contractors receive approval in a day. A permit to upgrade an electrical panel from 100 to 200 amps can be had in a day and currently costs \$72.10.

California recently passed laws intended to address our critical housing shortage, reducing barriers and streamlining approvals for ADUs in R-1 zones. Effective January 2017, such units cannot be prohibited on the basis of parking spaces, sewer and water hook-ups, or many other reasons municipalities find to outlaw them.

So what's with all the grumbling about permits? Mr. Madrigal observed that while "every project is unique," code



officials run into common problems and misconceptions. Often, a homeowner seeking a permit discovers that structures on the property were built without permits long ago. So that first step, to check online for past permits for work done on your home, is important. You may need to bring old work up to current code standards, or demolish structures before starting new projects.

Another problem arises when homeowners don't understand that the cost of permits is not driven by the cost of the work to the homeowner but by the amount of time it takes to review plans, issue permits, and inspect work.

Occasionally homeowners get a "stop work order" for a code violation. In many cases, they are unaware that permits are required and an official has to explain what needs to be done to bring work into compliance.

It can be difficult to keep up with California and County codes, particularly the continually evolving Energy and "CALGreen" sustainability codes. Mr. Madrigal's closing message is most welcome, "Come visit us as you get started and we'll guide you through our process."

New & Downtown



Fox's Restaurant

One of Altadena's oldest institutions is being reborn. Paul Rosenbluh, owner of Cindy's diner in Eagle Rock, bought and is refurbishing Fox's. It will remain much as it was, with new paint and wallpaper. The kitchen is being updated, and the dropped ceiling is gone. Atmosphere will be casual, says Paul, "good food, good people, good service." Fare will be "diner" with an artisanal bent – they'll make their own pastries, corned beef, ham, and sausage. Prices will be modest. Hours 7 to 2:30, but once they've worked out the kinks they'll open for dinner. A beer and wine license came with the property.

When are they opening? "I'd say two to three weeks, but every time I have an inspection they find something else I need a permit for, so who knows?" Sounds familiar. Location: 2350 Lake Ave.



Altadena Citizen of the Year!

Ben McGinty, Altadena Heritage's nominee for Citizen of the Year, was selected by a committee of local organizations and honored February 9th (along with Hugo Arteaga, past AH board member, as Business of the Year) at the Altadena Chamber of Commerce annual banquet at the Country Club. McGinty has been a civic leader for more than 20 years, and is the first Citizen of the Year not hailing from a traditional, organized community group. He earned the honor, instead, through his vital contributions to the creation and nurturing of Altadena's vibrant art and cultural scene. Visit McGinty's Gallery, 869 Mariposa Street to see the "Locals Only" exhibition featuring 42 artists from May 4 to June 30. **Opening reception May 4 at 6 p.m.**



More Parking Downtown

The County is building a parking lot to be shared by the public and the Sheriffs on El Molino Avenue and Mariposa, behind the Fire Station. Forty new parking spaces will improve access to businesses in the Mariposa and Lake Commercial Area and Triangle Park. The net gain in parking will actually be greater, because Sheriff's staff will now have dedicated parking that will free up street spaces. Completion date not available, but it's coming! The huge old Moreton Bay fig tree will remain.

Useful Contacts

LA County Department of Regional Planning, Downtown Office

320 West Temple Street, 13th Floor • Los Angeles 90012
213-974-641 • zoningldcc@planning.lacounty.gov
Fee schedule: planning.lacounty.gov/fees

Building and Safety, San Gabriel Valley Office

(Regional Planning personnel available certain hours)

125 South Baldwin Avenue, Arcadia, CA 91007
626-574-0941

EPIC-LA On-line permit application & tracking

epicla.lacounty.gov
To research permits: dpw.lacounty.gov/bsd/bpv

Los Angeles County Building Code

library.municode.com/ca/los_angeles_county

Altadena Community Standards District (CSSD) Ordinance

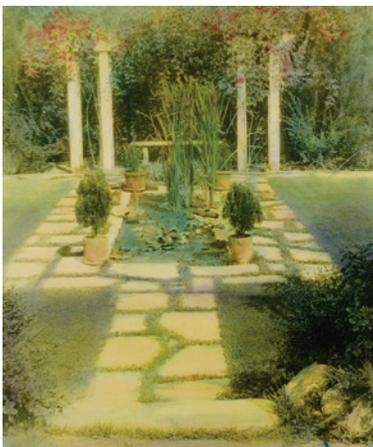
altadenaheritage.org/csd



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Golden Poppy Garden Awards

Sunday May 20, from 3-6 pm • 2485 Marengo Avenue, Altadena
Members: \$10 Non-members: \$25 (memberships available at the door)
You must RSVP! altadenaheritage@gmail.com or 626/296-6983.

This year's Golden Poppy will be held at the home of Michele Zack and Mark Goldschmidt. Their Mediterranean-revival house was designed and built in 1922-3 by noted artist of the Golden Age of Illustration, Frank Brown. It is on the former grounds of the West India Gardens, operated from 1906 to 1920 by the Popenoe family. Frank Brown's artwork is included in many anthologies; locally he was well-known for designing the covers of Tournament of Roses programs. He built his home for entertaining, with a few large rooms and many French doors to facilitate indoor/outdoor circulation. Mark and Michele have expanded on Brown's vision during their 32-year occupancy.



BECOME A MEMBER

Choose one:

- New member Renewing member

Type of membership:

- \$25: Individual \$35: Household
 \$15: Senior individual (65 and over) \$100: Patron
 \$30: Senior household

Are you interested in volunteering?

- Yes! Contact me. Not at this time.

Name _____

Address _____

City, State, Zip _____

Telephone _____

Email _____

Make check payable to **Altadena Heritage** and mail to:

730 E. Altadena Drive, Altadena, CA 91001

Or on-line: altadenaheritage.org/form-membership