



City of South Pasadena
DESIGN REVIEW BOARD

City Library (Conference Room), 1100 Oxley Street

Tuesday, July 5, 2011 7:00 p.m.

Kristin Morrish (Chair), Susan Mastomhan (Vice Chair), Jim Fenske, Amy Nettleton, and Lawrence Abelson
Kharik Vizcarra, Staff Liaison

NON-AGENDA ITEMS

REVIEW TYPE

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. None

NEW ITEMS

3. 600 Arroyo Drive

Applicant: Julio Preciado, Project Designer

Project #: 1461-DRX

The applicant is seeking to legalize an unpermitted attached 230 square foot garage with a 220 square foot patio cover. The applicant is also seeking to legalize a 172 square foot unpermitted storage room within the existing 655.75 square foot, attached three vehicle garage. The unpermitted garage and patio cover will have a new flat roof to match the existing house design. The exterior materials from the unpermitted structures, match the existing. The existing lot is 21,540 square feet with a 3,607.37 square foot single story house. The existing house also consists of an unpermitted second dwelling unit. The unpermitted second dwelling unit will be review and approved by the Planning and Building Director, once it is in compliance with the all the Zoning Code requirements.

First Reviewed: 7/5/11

Expires on: 8/5/11

Past Reviews:

Other Reviews: None

4. 1700 – 1702 Mission Street

Applicant: Jim Fenske, Architect

Project #: 1481-DRX

A proposal to replace existing aluminum windows and exterior doors with Andersen fibrex windows and Integrity Sliding Doors on two existing condominium buildings. The applicant would like to replace the existing wood siding with beveled, lapped siding with trim around the doors and windows in a traditional craftsman style. There will be two color palettes that will alternate from building to building in order to break up the massing of the block long building.

First Reviewed: 7/5/11

Expires on: 8/5/11

Past Reviews:

Other Reviews: None

5. 925 Lyndon Street

Applicant: Ai Buangsuwon, Designer

Project #: 1479-EXT

The Design Review Board previously approved a proposal to construct a 1,826 square foot two-story addition to an existing 1,438 square foot house on a 9,518 square foot lot. The applicant has fully designed and engineered the construction documents and is currently in plan check. Due to the unanticipated

First Reviewed: 7/5/11

Expires on: 8/5/11

requirements, and difficulty obtaining the structural plans the applicant has been unable to complete the plan check process in time and is requesting that the Design Review Board's approval be extended for an additional 12 months

Past Reviews: 7/29/08

Other Reviews: None

DISCUSSION ITEMS	REVIEW TYPE
6. Staff Comments	Comment
7. Board Member Comments	Comment

ADJOURNMENT	RECOMMENDED ACTION
8. Adjourn to the next regular meeting on July 19, 2011 at 7:00 pm	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 60 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 60 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:

6/24/11
 Date


 Signature