

City of South Pasadena
DESIGN REVIEW BOARD

City Library (Conference Room), 1100 Oxley Street

Tuesday, March 1, 2011, 6:45 p.m.

Kristin Morrish (Chair), Susan Masterman (Vice Chair), Jim Fenske, Amy Nettleton, and Lawrence Abelson
Mark 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. No continued items

NEW ITEMS

3. **923 El Centro Street**
Applicant: John Cataldo, Architect
Project #: 1425-DRX

A proposal to demolish an existing 2,055 square foot structure and construct a new 4,375 square foot modern-style two story office/live-work building. The proposal consists of a 1,577 square foot office space to be located on the first floor, and four live-work units totaling 2,798 square feet to be located on second floor. Eleven parking spaces are provided behind the first floor office space and beneath the second floor. Proposed exterior materials are: 1) brick veneer 2) stucco 3) stone veneer 4) aluminum windows 5) aluminum railings, and 6) metal and frosted glass gates (as seen from the back alley).

First Reviewed: 3/1/11
Expires on: 5/1/11
Past Reviews:
Other Reviews: None

The project requires variances for: 1) the street-facing side setback (Meridian Avenue side), and 2) the corner side/front setback (Meridian Ave./El Centro St).

DISCUSSION ITEMS **REVIEW TYPE**

4. **Possible amendments to the Zoning Code and Mission Street Specific Plan sign regulations.**

The Planning Commission initiated a Zoning Code amendment (signs) in June 2009. The Design Review Board will review and discuss possible amendments and provide direction to staff. Similar reviews will be conducted by the Cultural Heritage Commission and the Planning Commission. Staff will return at a later date with a revised ordinance for the board's formal review and recommendation. The amendment will then be considered by the Planning Commission and City Council. No action will be taken on this matter at this time; the board's comments are only to provide direction to staff.

Comment and provide direction to staff

5. **Staff Comments**

Comment

6. Board Member Comments

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

7. Minutes of the regular meeting held February 15, 2011.

Approve

ADJOURNMENT

RECOMMENDED ACTION

8. Adjourn to the next regular meeting on March 15, 2011 at 6:45 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.

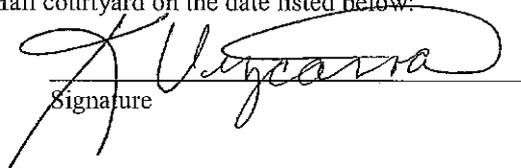
Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of 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:

2/18/11
Date


Signature