

*City of South Pasadena*  
**DESIGN REVIEW BOARD**  
**Amedee O. "Dick" Richards, Jr. City Council Chambers**  
**(Mayor's Conference Room)**  
**1424 Mission Street**

**Tuesday, August 19, 2014 7:00 p.m.**

Conrado Lopez (Chair), James Fenske, Amy Nettleton, Fi Campbell  
 and Susan Masterman  
 Knarik 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. **Address: 634 Forest Avenue**  
**Project Number: 1715 –DRX**  
**Applicant: Ross Maza**  
**Project Information:**

A request for Design Review approval for a 786.5 sq. ft. single story addition, a new 1,241.5 sq. ft. second story addition to an existing 672 sq. ft. single story house on a 8,000 sq. ft. lot. A new two vehicle detached garage is being proposed in the rear of the property. The single story addition will consist of: expanding the existing dining room, family room, and guest room. A 104 sq. ft. front porch and a 224 sq. ft. patio cover in the rear are also being proposed. The second story addition will consist of: two bedrooms and a master bedroom. A 147 sq. ft. second floor balcony in the rear elevation is being proposed. The exterior materials for the house and garage will be: wood siding, wooden windows, and composition roof shingles.

First Reviewed: 6/19/14  
 Expires on: 8/19/14  
 Past: None  
 Other Reviews: None

3. **Address: 821 Orange Grove Place**  
**Project Number: 1719 –DRX**  
**Applicant: Melissa Hon**  
**Project Information:**

A request for Design Review approval for a new 3,261 sq. ft. two story contemporary style house with a 712 sq. ft. detached garage on a 8,650 sq. ft. lot. A 220 sq. ft. carport is proposed within the front of the house. Two, second stories balconies are being proposed. The first balcony is located on the east elevation and it is 100 sq. ft. The second balcony is located on the west elevation and it is 116 sq. ft. The exterior materials for the house and the detached garage will consist of stucco, brick, wood siding, and aluminum windows and doors.

First Reviewed: 6/19/14  
 Expires on: 8/19/14  
 Past: None  
 Other Reviews: None

**NEW ITEMS**

**REVIEW TYPE**

4. **Address: 1525 Fair Oaks Ave**  
**Project Number: 1725 –DRX**  
**Applicant: Kimberly Wu, Business Owner**  
**Project Information:**

A request for Design Review approval to install two non illuminated channel letter sign that read "Wu orthodontics" made of stainless steel.

First Reviewed: 8/19/14  
 Expires on: 10/19/14  
 Past: None  
 Other Reviews: None

**5. Address: 1427 Mission Street**  
**Project Number: 1724 –DRX**  
**Applicant: Peter Joe, *Business Owner***  
**Project Information:**

First Reviewed: 8/19/14  
 Expires on: 10/19/14  
 Past: None  
 Other Reviews: None

A request for Design Review approval to install one non-illuminated reverse channel letter sign that reads “Pediatric Dentistry” and constructed of stainless steel painted black.

**6. Address: 1325 Oak Hill Place**  
**Project Number: 1667 –DRX**  
**Applicant: Daphne Abregel, *Designer***  
**Project Information:**

First Reviewed: 8/19/14  
 Expires on: 10/19/14  
 Past: None  
 Other Reviews: None

A request for Design Review approval to demolish an existing 1,718 square foot single story house and detached garage, and construct a new 2,128 square foot two story house with a 494 square foot attached garage toward the front of the house located on a 6,080 square foot lot. The first floor would consist of the garage, living room, dining room, kitchen, one bedroom, and front porch. The second floor would consist of three bedrooms and a deck at the northwest corner of the structure. The proposed second floor is setback 3 feet from the first floor along the sides, and is setback at varying distances from the front. Proposed exterior materials include hardi plank siding, wood window trim, aluminum clad windows, wood railings and columns, craftsman style garage doors and wood architectural details.

**DISCUSSION ITEMS** **RECOMMENDED ACTION**

- Staff Comments Comment
- o. Board Member Comments Comment

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

- 9. Minutes Approve

**ADJOURNMENT** **RECOMMENDED ACTION**

- 10. Adjourn to the next special meeting on September 4, 2014 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.

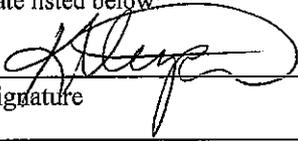
**Appeals:** Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days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

**Timing:** 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:

8/15/2014  
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)