

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

1424 Mission Street

Tuesday, September 16, 2014 7:00 p.m.

Conrado Lopez (Chair), James Fehske, 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: 1525 Fair Oaks Ave**
Project Number: 1725 –DRX
Applicant: Kimberly Wu, 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 two non illuminated channel letter sign that read "Wu orthodontics" made of stainless steel.

3. **Address: 208 Grand Avenue**
Project Number: 1733–DRX
Applicant: Michael Burch, Architect
Project Information:

First Reviewed: 9/4/14

Expires on: 11/4/14

Past: None

Other Reviews: None

A request for Design Review approval for a 274 sq. ft. single story addition and an 860 sq. ft. two story addition to an existing 2,698 sq. ft. two story house on a 17,688 sq. ft. lot. A 374 sq. ft. single story addition is proposed for the existing 1,012 sq. ft. detached garage with a playroom and storage area. An 804 sq. ft. attic space is being proposed for the garage. The single story addition for the house will consist of expanding the existing living room. The second story addition to the house will consist of a master bedroom, a master bathroom, and two walk-in closets. The exterior materials will match the existing; stucco siding, wood windows, doors, and clay roof tiles.

NEW ITEMS

REVIEW TYPE

4. **Address: 634 Forest Avenue**
Project Number: 1715–DRX
Applicant: Ross Maza
Project Information:

First Reviewed: 9/16/14

Expires on: 11/16/14

Past: None

Other Reviews: None

A request for Design Review approval for a 955 sq. ft. single story addition, a new 977 sq. ft. second story addition to an existing 672 sq. ft. single story house on an 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: adding a half bathroom, a new family room, a new guest room with bathroom. A 230 sq. ft. front porch and a 340 sq. ft. new patio cover in the rear are also being proposed. The second story addition will consist of: a new bedroom with a bathroom and a master bedroom with a master bathroom. The exterior materials for the house and garage will be: wood siding, wooden windows, and composition roof shingles.

5. Address: 925 Columbia Street

Project Number: 1728-DRX

Applicant: Jennifer Tam, Designer

Project Information:

A request for Design Review approval for a 175 sq. ft. single story addition to the front elevation on an existing 2,380 sq. ft. house on a 12,600 sq. ft. lot. The addition will consist of expanding an existing office/guest room and a new bathroom. The exterior materials for the addition will match the existing.

First Reviewed: 9/16/14

Expires on: 11/16/14

Past: None

Other Reviews: None

6. Address: 1630 Lyndon Avenue

Project Number: 1729-DRX

Applicant: Wole Adefeso

Project Information:

A request for Design Review approval for a 492 sq. ft. single story addition to an existing 1,996 sq. ft. duplex on an 8,160 sq. ft. lot. A 437 sq. ft. two vehicle garage with an attached 200 sq. ft. storage area and a 396 sq. ft. carport are proposed on the rear of the property. The proposed single story addition is located on the rear elevation. It will consist of two bedrooms and a new bathroom. The entire house will be stucco. The new windows will be vinyl. And the roof materials will be asphalt roof shingles to match the existing. The new garage will consist of stucco, and asphalt roof shingles.

First Reviewed: 9/16/14

Expires on: 11/16/14

Past: None

Other Reviews: None

7. Address: 1426 Beech Street

Project Number: 1732-DRX

Applicant: Mani Karami, Designer

Project Information:

A request for Design Review approval for a 500 sq. ft. single story addition to an existing 1,269 sq. ft. single story house on a 7,500 sq. ft. lot. The addition will be located on the rear elevation of the house. The addition will consist of adding a master bedroom with a master bathroom. The exterior materials will match the existing; exterior cement plaster stucco, wood and aluminum clad windows, and asphalt roof shingles.

First Reviewed: 9/16/14

Expires on: 11/16/14

Past: None

Other Reviews: None

8. Address: 452 Fair Oaks Avenue

Project Number: 1738-DRX

Applicant: Niclolas DeTorres

Project Information:

A request for Design Review approval for a façade change to the Orchard Supply Hardware store. The proposed façade change will resemble a Craftsman style design. The exterior of the existing Nursery will change. The Nursery exterior change will consist of new wrought iron, steel tube fence with rolling gates. New signs are being proposed. The main sign will be 20'8"x7'2.5" and will read Orchard Supply Hardware. It will be green with white letters. Two new Nursery signs are proposed. Both signs will be 10'3"x 1'9". The signs will be green with white letters. The existing west elevation wall sign will be replaced with a 13'6.5"x4' wall sign. It will be green with white letters. Two existing monument signs are proposed to be replaced. The new monument sign on Fair Oaks Avenue will be 30.50 sq. ft. And the second new monument on State Street will be 10.35 sq. ft. Both will be green with white letters.

First Reviewed: 9/16/14

Expires on: 11/16/14

Past: None

Other Reviews: None

9. Staff Comments

Comment

10. Board Member Comments

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

11. Minutes

Approve

ADJOURNMENT

RECOMMENDED ACTION

12. Adjourn to the next meeting on October 7, 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.

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:

9/10/2014
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)