

*City of South Pasadena*  
**DESIGN REVIEW BOARD**  
**Amedee O. "Dick" Richards, Jr. City Council Chambers**  
**1424 Mission Street**  
**Thursday, November 5, 2015 7:00 p.m.**

Conrado Lopez (Chair), James Fenske (Vice-Chair), 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. No Continued Items

**NEW ITEMS**

**REVIEW TYPE**

3. 1920 Marengo Avenue

**Project Number: 1857-DRX**

**Applicant: Ken Fusca**

**Project Information:**

A request for Design Review Board approval to construct an 841.15 square foot addition to the rear of an existing 1,408 square foot single-family home. The addition will consist of a new master bedroom suite, bedroom with a bathroom, and rooms for a hall closet and laundry facilities. New materials will match existing materials, which will consist of stucco siding, tile roofing, and vinyl windows.

First Reviewed: 11/05/15

Expires on: 1/05/15

Past: None

Other Reviews: None

4. 820 Mission Street

**Project Number: 1862-DRX**

**Applicant: Loren Adams**

**Project Information:**

A request for Design Review Board for a sign program proposal for the approved new mixed use/ multi-family development at the subject property. Signage guidelines are provided for the following: window identification, fascia band, and blade signage.

First Reviewed: 11/05/15

Expires on: 1/05/15

Past: None

Other Reviews: None

5. 516 Prospect Avenue

**Project Number: 1861-DRX**

**Applicant: Tony George, Architect**

**Project Information:**

A request for Design Review Board approval to construct a new 1,156 sq. ft. second story addition to an existing 1,487 sq. ft. single story house on a 10,387 sq. ft. lot. The addition will consist of: two bedrooms, a bath room, a laundry

First Reviewed: 11/05/15

Expires on: 1/05/15

Past: None

Other Reviews: None

room, a study, a master bedroom with a master bathroom and master closet. A 410 sq. ft. second story deck is proposed on the southeast rear elevation. A 394 sq. ft. concrete patio deck is proposed on the front elevation. The exterior materials will consist of: plaster siding (Santa Barbara finish), Coulson cedar wood siding, stone veneers to match the existing, asphalt rolled roof, and Marvin aluminum-wood clad windows.

**6. 1412 Oak Crest Avenue**

**Project Number: 1868-DRX**

**Applicant: Eddie Martinez**

**Project Information:**

A request for Design Review Board approval to remodel an existing 2,775 square foot single-family home. The project consists of the demolition and proposal of a new 250 square foot balcony and a 540 square foot deck. Remodel includes a new contemporary design featuring new asphalt shingle roofing, combination of stucco and wood fascia siding, and vinyl windows and doors.

First Reviewed: 11/05/15  
Expires on: 1/05/15  
Past: None  
Other Reviews: None

**7. 1710 Camino Lindo**

**Project Number: 1864-DRX**

**Applicant: Simon Chan**

**Project Information:**

A request for Design Review Board approval for the conversion of attic space into living space and a new second-floor deck on an existing covered patio at an existing single-family home. The attic space will be converted into a 496 square foot entertainment room with a full bathroom. A second-story deck will be constructed on an existing 297 square foot covered patio that will connect to the new entertainment room. New materials will match existing and include the following: imitation slate shingle roofing and vinyl windows and a door.

First Reviewed: 11/05/15  
Expires on: 1/05/15  
Past: None  
Other Reviews: None

**DISCUSSION ITEMS**

**RECOMMENDED ACTION**

**8. 2062 Stratford Avenue**

A request for a Design Review Board conceptual review for the construction of a entry cover for the front elevation. This item is only for discussion purposes only. No approval or decision will be made on this project.

Comment

**9. Staff Comments**

Comment

**10. Board Member Comments**

Comment

**APPROVAL OF MINUTES**

**RECOMMENDED ACTION**

**11. Minutes of the regular meeting of July 30, 2015**

Approve

**12. Minutes of the regular meeting of August 27, 2015**

Approve

**13. Minutes of the regular meeting of October 1, 2015**

Approve

**STAFF COMMENTS**

**RECOMMENDED ACTION**

**10. Adjourn to the next meeting on December 3, 2015**

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.

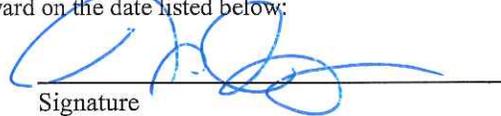
**Appeals:** Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days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

10/26/2015  
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)