

MINUTES OF THE REGULAR MEETING OF THE  
**CULTURAL HERITAGE COMMISSION**

CITY OF SOUTH PASADENA

**Thursday, November 17, 2022 at 6:30 P.M.**

AMEDEE O. "DICK" RICHARDS, JR. COUNCIL CHAMBERS  
1424 MISSION STREET  
-AND-  
VIA ZOOM TELECONFERENCE

**ROLL CALL**

The meeting convened at: 6:32 pm

Commissioners Present: Mark Gallatin (Chair), Conrado Lopez (Vice-Chair), William Cross and Kristin Morrish

Council Liaison: Evelyn G. Zneimer

Staff Present: Angelica Frausto-Lupo (Community Development Director), Alison Becker (Deputy Community Development Director), Matt Chang (Planning Manager), Susana Martinez (Associate Planner) and Mackenzie Goldberg (Assistant Planner)

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.*

**APPROVAL OF AGENDA**

**Approved, 4-0.**

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

Commissioner Cross, Vice-Chair Lopez and Chair Gallatin visited the site listed under Item 4 of the agenda, 618 Magnolia Street.

**PUBLIC COMMENT**

**1. Public Comments – General (Non-Agenda Items)**

Solana Cordon, a senior at South Pasadena High School and an Ambassador Girl Scout for South Pasadena Girl Scout Troop 04661, appeared in Chambers to request the Commission support her Girl Scout Gold Award project, *Gracias Latino Voices of South Pasadena*, by providing a space to exhibit her project.

**CONSENT CALENDAR ITEMS**

**2. Minutes from the Regular Meeting of October 15, 2020.**

Commissioner Cross and Chair Gallatin requested be amended with two corrections: the reference to the firm Greene and Greene should be corrected from *Green and Green* to *Greene and Greene*, and the reference to *Mr. and Mrs. David Denny* should be corrected to *Mr. and Mrs. Davis Denny*.

Vice-Chair Lopez motioned, seconded by Commissioner Morrish, to approve the minutes, as amended.

**Approved, 4-0.**

**3. Minutes from the Regular Meeting of November 19, 2020.**

Vice-Chair Lopez motioned, seconded by Commissioner Morrish, to approve the minutes.

Approved, 4-0.

**PUBLIC HEARING**

- 4. 618 Magnolia Street, Project No. 2515-COA – A Certificate of Appropriateness** to demolish 520 square feet of the side and rear of an existing single-family residence to add 1,270 square feet to the first floor; add 1,286 square feet to the second floor; demolish an existing 216 square foot shed for the property located at 618 Magnolia Street.

**Recommendation:**

Approve the Certificate of Appropriateness, subject to the Conditions of Approval.

**Presentation:**

Associate Planner Martinez presented a PowerPoint presentation.

**Questions for Staff:**

Commissioner Cross inquired about the proposed elimination of the eastern driveway and repair of the curb cut and driveway entrance.

Commissioner Morrish asked for confirmation that the lengthy Conditions of Approval had been reviewed with the Applicant.

Chair Gallatin and staff discussed the Design Guidelines regarding deteriorated historic features being repaired rather than replaced, a second story addition on an existing single-family single-story structure, the historic significance, if any, of the 1946 porch in its own right; and the hodgepodge of window types and materials, the existing shed slated for demolition, and the permit history indicating plumbing and electrical permits for a compressed natural gas system and concern whether that infrastructure was still in place.

**Applicant's Presentation:**

Patrick Szurpicki, Principal Architect and Owner of Studio Build, introduced himself and a prerecorded PowerPoint presentation.

**Questions for Applicant:**

Chair Gallatin remarked that it was a very handsome looking project and apparent that great care was taken in the design decisions.

Architect Szurpicki provided more in-depth information on the condition of windows.

Chair Gallatin and Architect Szurpicki discussed several of Chair Gallatin's concerns, including: a lengthy stretch of wall with no opening or administrations or articulation to break it up on the east elevation; a small area at the front on the existing west elevation where raised planters are being proposed; and replacement of some of the paved area on the three sides of the ADU structure with additional softscape.

**Public Hearing:**

There were two letters included in the agenda packet in favor of the project. There were no public comments in the Chamber or on Zoom.

**Applicant's Rebuttal:**

Architect Szurpicki remarked that the Applicant started this process about informally about eleven (11) months ago. They submitted their formal application over six (6) months ago and are very excited about the project and with the homeowners and the ability to do projects like this.

Chair Gallatin inquired about the second story addition being subordinate to the original historic home.

Architect Szurpicki explained that they were really trying frame the historic characteristics of a Craftsman home. It's a small home. There are not a lot of redeeming qualities to what it was, but we know that there are some nice proportions to keeping the front and pushing back.

Chair Gallatin thanked the homeowners, Mr. and Mrs. Su, for their patience and welcomed them to the community here in South Pasadena.

**Commissioner Discussion:**

Commissioner Morrish thought it was a very well-designed house and agreed with Chair Gallatin about the second story, but she thinks the explanation is perfectly appropriate and it makes a lot of sense that they've made it a livable house for their family. The remarked on the walls that the Chair brought up because there are some very long walls that aren't broken up at all.

Vice-Chair Lopez commended the architects and the owners because it's a very complete presentation and thanked the applicant for their patience.

Commissioner Cross remarked that he is fine with this project as submitted. Although the walls look like they're very expansive in the back without windows, it is a great distance from the street. From the street view, a movie company could shoot that very well and it would look great.

Chair Gallatin echoed some of the comments of the commissioners with respect to those two long blank walls. He understood what they were trying to achieve on the interior floor plan and suggested awning windows or clerestory windows, which would still provide more light. He also suggested maybe considering skylights, which are allowed as long as they are not visible from the public right-of-way. Aside from the couple of comments about the walls and so forth, it's a really nice project.

**Decision:**

Commissioner Morrish motioned, seconded by Vice-Chair Lopez, to approve the project as submitted. The Commission would condition that the Public Works Department Condition Number 14 be clarified, and that they specify the parkway improvements directly in front of this house.

Roll Call:

Commissioner Cross                      Approve

Commissioner Morrish	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

**Motion carried, 4-0.**

## DISCUSSION

### 5. 1010 Mission Street – Mills Act Request.

#### **Recommendation:**

Form a subcommittee to review the Mills Act request.

Commissioner Morrish recused herself from this item and left the Chambers.

#### **Presentation:**

Assistant Planner Goldberg presented a PowerPoint presentation. The property manager and historic consultant for the project attended the meeting over Zoom and were available for questions.

#### **Questions for Staff:**

Vice-Chair Lopez inquired if an extensive renovation done on that property in the past 10 years, five years, when the other restaurant was there.

Chair Gallatin recalled seismic improvements were made, which could be evidenced in the photos of anchor bolts.

Assistant Planner Goldberg remarked that a COA was given around 2012. The property was Crossings Restaurant.

Commissioner Cross and Vice-Chair Lopez each expressed interest to join the subcommittee.

#### **Decision:**

Chair Gallatin motioned, seconded by Vice-Chair Lopez, that the Mills Act subcommittee for this project consist of Vice-Chair Lopez and Commissioner Cross.

Ayes: 3

Nays: 0

**Motion carried, 3-0.**

Commissioner Morrish rejoined the meeting.

### 6. Certified Local Government (CLG) Report.

**Recommendation:**

Discussion with the Commission for the preparation of the Annual Report.

**Staff Presentation:**

Planning Manager Chang presented the item and explained that as part of the CLG reporting requirement, each City, each year, must submit an annual report to the State Office of Historical Preservation (OHP) to ensure the local government keeps track of our local preservation programs and also ongoing preservation efforts. Although staff will be completing the forms of the report, they require information from the Commissioners, including their resume, dates and types of meetings and trainings attended.

He explained that after the meeting, staff will email the actual PDF document to the Commission for review and completion. The deadline for submission is March 31<sup>st</sup> of next year.

**ADMINISTRATION**

**7. Comments from Council Liaison:**

Council Liaison Zneimer had no comments.

**8. Comments from Commissioners:**

Planning Manager Chang remarked that Associate Planner Sandra Robles met with Vice-Chair Lopez and Commissioner Cross yesterday and visited the house for the proposed Landmark application. The next step is that staff will bring the Landmark applicant back to this Commission for a recommendation. Staff is looking probably at the January Cultural Heritage Commission meeting to bring the Landmark application for the Commission's consideration.

Commissioner Cross reported that the restoration was just splendid on that house. There's no question in his mind that it qualifies for a Landmark designation. It was built in 1959.

Vice-Chair Lopez commented that he was looking forward to visit the property. It is an incredible structure.

**9. Comments from Subcommittees:**

None.

**10. Comments from South Pasadena Preservation Foundation (SPPF) Liaison:**

Chair Gallatin shared that the SPPF, in conjunction with the LA Conservancy and the Pasadena Heritage Foundation submitted an application to the National Trust for Historic Preservation for a nomination for their America's 11 Most Endangered Places List and the application covers the Caltrans homes with the former 710 Freeway Corridor in the three cities of Pasadena, South Pasadena and LA. It is the first round submittal. He explained that there is absolutely no monetary award attached to it. It is the publicity that is important - an opportunity to highlight threatened historic resources not just locally here, but nationally.

**11. Comments from Staff:**

Community Development Director Frausto-Lupo shared updates on several items:

Recruitment – She reported that Leah Demarest joined us on November 24 as the new Senior Management Analyst for Housing Programs. The Planning Technician will be joining the team on November 28. And she was thrilled to introduce Deputy Director Alison Becker.

Deputy Director Alison Becker expressed her delight to join the South Pasadena team and thanked the Commission for welcoming her.

Director Frausto-Lupo – Update regarding the Housing Element. A Comment Letter was received from the California Department of Housing and Community Development (HCD) on October 28<sup>th</sup>. They will be meeting with HCD tomorrow morning for clarification on a few areas.

Chair Gallatin wished staff and his fellow Commissioners a very happy and safe Thanksgiving next week and hopefully enjoying that with your families.

## ADJOURNMENT

The meeting adjourned at 8:04 pm to the next regular meeting of the Cultural Heritage Commission on December 15, 2022 at 6:30 pm.

APPROVED,



7-1-23

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Mark Gallatin  
Chair, Cultural Heritage Commission

\_\_\_\_\_  
Date