

City of South Pasadena
CULTURAL HERITAGE COMMISSION

Thursday, February 21, 2013 6:45 P.M.

Council Chambers, 1424 Mission Street

Robert Conte (Chair), John Lesak (Vice Chair), West J. De Young, James McLane, Deborah Howell-Ardila

Phillip C. Putnam, Council Liaison

John Mayer, Staff Liaison

NON-AGENDA PUBLIC COMMENT PERIOD

**RECOMMENDED
ACTION**

1. Time reserved for those in the audience who wish to address the Commission. No immediate action can be taken on non-agenda items, but the Commission may agendaize any of the items for future discussion.

CONTINUED APPLICATIONS

**RECOMMENDED
ACTION**

2. **505 Prospect Avenue**
Applicant: Kiyohara Moffitt, Architect
Project #: 1573-COA

Project Description:

A request for a Certificate of Appropriateness for a 775 sq. ft. single story addition, a 560 sq. ft. second story addition, and a new 561 sq. ft. storage basement. The existing house consisted of a 2,560 sq. ft., two story, Spanish Colonial Revival on a 19,109 sq. ft. lot. The first story addition will consist of a library, powered room, and loggia. The second story addition will consist of a master suite. The materials for the addition will consistent with the existing house; smooth trowelled plaster, single glazed wood windows, true divided lites, and simple iron railings.

Discuss and Determine
Appropriateness

The current proposal would require the removal of two (2) trees. If the Cultural Heritage Commission approves this project, the Natural Resources and Environmental Commission (NREC) would then review the proposal to remove the trees at a future meeting.

3. **1500 Spruce Street**
Applicant: David Haas, Homeowner
Project #: 1582-COA

Project Description:

A request for Certificate of Appropriateness for the demolition of a 440 sq. ft. detached garage and construct an 864 sq. ft. detached, three vehicle garage. The new garage will be 21' high, to match the existing house's roof design. The garage materials will consist of; composition fiberglass shingles, wood panel siding, double hung wood windows, and wood trim to match the existing house. The proposed garage doors are; painted sectional garage doors with Faux hinge hardware: Clopay "Coachman" series. The new detached garage will be located in the rear of the property. The existing structure is a two story, 4,584 sq. ft. Craftsman/Shingle Influence house on a 16,977 sq. ft. lot.

Discuss and Determine
Appropriateness

NEW ITEMS

**RECOMMENDED
ACTION**

4. **1040 Garfield Avenue**
Applicant: Peter De Maria, Architect
Project #: 1484-COA

Project Description:

A request for a Certificate of Appropriateness for the approval in regards to the unpermitted garage conversion into a 1,163 sq. ft. living area, the unpermitted conversion of a 640 sq. ft. carport into a detached 640 sq. ft. garage, a proposed new single story addition of 720 sq. ft., a 200 sq. ft. storage addition to the detached garage, and a proposed 476 sq. ft. deck. The 720 sq. ft. addition will consist of a dining area, a kitchen, and a sitting area. The proposed exterior materials for the addition will consist of; aluminum clad windows, James Hardie siding on the north elevation, tempered glass on the south elevation, and composite roof shingles or a flat roof. The CHC will decide the best proposal for the roof. The exterior garage materials consist of James Hardie siding and composite roof shingles. The same materials will be used for the garage addition. The 476 sq. ft. deck will be located in the rear and will be made out of wood.

Discuss and Determine
Appropriateness

The current proposal would require the removal of one (1) 15” Ash Tree. If the Cultural Heritage Commission approves this project, the Natural Resources and Environmental Commission (NREC) would then review the proposal to remove the tree at a future meeting.

5. 820 Milan Avenue

Applicant: Tom Nott, Architect

Project #: 1589-COA

Project Description:

A request for Certificate of Appropriateness for a 9 sq. ft. addition, expanding the kitchen area, to an existing 2,383 sq. ft. two story Craftsman style house on a 19,113 sq. ft. lot. The proposed addition is located in the rear of the property. The exterior changes will consist of, replacing wood siding panels with James Hardie board panels. Stucco siding will be replaced with James Hardie board panels. 6 new wood windows are being proposed. The type of windows will be double hung, casement, fix, and sliding. Two sets of wood sliding doors are also being proposed.

Discuss and Determine
Appropriateness

6. 811-813 Fair Oaks Avenue

Applicant: Ken McKently, Architect

Project #: 1590-COA

Project Description:

A request for Certificate of Appropriateness for a façade change to a 6,084 sq. ft. commercial building. The architectural style of the building is Vernacular. The proposed façade changes will consist of; new windows, relocating the existing signage for the tenants, ceramic tile, awnings, and painted plaster with smooth finish.

Discuss and Determine
Appropriateness

7. 1123 Stratford Avenue

Applicant: Mike Layns, Applicant

Project #: 1594-COA

Project Description:

A request for Certificate of Appropriateness for the demolition of a 361 sq. ft.

detached garage and construct a 609 sq. ft. detached, two vehicle garage with a 163 sq. ft. storage area. The existing house is a, 1,546 sq. ft. single story Craftsman on a 7,486 sq. ft. lot. The exterior garage materials will consist of redwood siding and stucco siding, since the garage is located within 5' of the property line. Double hung wood windows are being proposed. An Administrative Use Permit is required to allow the proposed detached garage to remain with the existing side yard setback from the property line.

Discuss and Determine
Appropriateness

8. 905 Monterey Rd
Applicant: Liza Kerrigan, Architect
Project #: 1596-COA

Project Description:

A request for a Certificate of Appropriateness to permit an unpermitted addition to the rear of the house and construct a tandem carport at the rear of the existing single-car garage. A minor change is proposed to the addition at the rear of the house in order to comply with the required separation between structures. The addition to the house is 200 square feet and the proposed carport is 296 square feet. Exterior materials will match that of the original house except the windows which are metal frame windows.

Discuss and Determine
Appropriateness

NEW BUSINESS

RECOMMENDED ACTION

9. 629 Grand Avenue

A conceptual review for a new one car garage with attached second unit as well as trellis structure attached to the main house for a second covered parking space. The original garage was demolished without permits. This item is for discussion purposes only; no decision shall be made at this time.

Discuss and Provide
Comment

10. 1812 Fletcher Avenue

A conceptual review to replace an existing one car garage with a new 637 square foot garage. The proposal also includes a new 196 square foot trellised structure. Both the garage and trellised structure will be located behind the house. All exterior materials are proposed to match the existing house. This item is for discussion purposes only; no decision shall be made at this time.

Discuss and Provide
Comment

COMMUNICATIONS

RECOMMENDED ACTION

11. Comments from Council Liaison

Comment

12. Comments from Commission

Comment

13. Comments from South Pasadena Preservation Foundation Liaison

Comment

14. Comments from Staff

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

15. Minutes of the regular meeting of October 18, 2012

Approve

16. Minutes of the regular meeting of November 15, 2012

Approve

17. Minutes of the regular meeting of December 20, 2012

Approve

18. Adjourn to the next meeting on March 21, 2013 at 6:45 p.m.

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 Cultural Heritage Commission. 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 Cultural Heritage Commission 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 Cultural Heritage Commission 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 Cultural Heritage Commission 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 Cultural Heritage Commission 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 Cultural Heritage Commission 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.

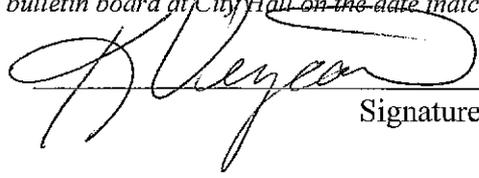
Meeting: Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

STATE OF CALIFORNIA)
CITY OF SOUTH PASADENA) SS
COUNTY OF LOS ANGELES)

AFFIDAVIT OF POSTING

I declare under penalty of perjury that I am employed by the City of South Pasadena in the Planning & Building Department, and that I posted this notice on the courtyard bulletin board at City Hall on the date indicated below.

2/15/13
Date


Signature