

City of South Pasadena
CULTURAL HERITAGE COMMISSION

REVISED¹

**Thursday September 15, 2016 at 6:45 P.M.
City Council Chambers, 1424 Mission Street**

James McLane (Chair), Deborah Howell-Ardila (Vice-Chair), West J. De Young, Steven Friedman, Mark Gallatin
Richard D. Schneider M.D., Council Liaison
John Mayer, Staff Liaison

PUBLIC COMMENT & PRESENTATIONS

**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 place the item on an agenda for future discussion.
2. **Earthquake Hazard Reduction Ordinance**

The CHC will consider whether Ordinance 2300 should be modified to acknowledge and/or cross-reference South Pasadena's adopted Cultural Heritage Ordinance, General Plan, and their provisions for historic resources.

Discuss &
Recommend

CONTINUED APPLICATIONS

**RECOMMENDED
ACTION**

3. **No Continued Items**

NEW ITEMS

**RECOMMENDED
ACTION**

4. **1501 Fremont Avenue (Holy Family Catholic Church)**
Applicant: David Law (Ewing Architects)
Project number: 1943-Certificate of Appropriateness
Historic Status Code: 3S

Project Description:

Construction of an accessible walkway within a raised landscaped area on the north end of the church. The project would involve a saw cut (approximately five feet wide) through a low cobblestone wall along Rollin Street and a second saw cut (approximately four feet wide) through a low concrete wall adjacent to a landing off the Church's side entrance. The walkway would slope down from the side entrance landing to the sidewalk in a meandering path. Retaining walls lining the path would be concrete with stacked granite boulder. *Staff has determined that the project is Categorically Exempt from CEQA under Class 31. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.*

Discuss and Determine
Appropriateness

¹ The agenda was revised on 9/7/16; in order to add 2020 Fletcher Avenue to the agenda as a conceptual review only.

5. **660 Arroyo Drive**
Applicant: Noel Mika Bahamon, Homeowner
Project number: 1951-COA
Historic Status Code: 5D3

Project Description:

A request for a Certificate of Appropriateness for the enclosing of 74 sq. ft. second story balcony on the front elevation and the partial enclosing of 70 sq. ft. of the second story rear balcony to an existing 2,342 sq. ft. two story Spanish Colonial Revival house on a 8,520 sq. ft. lot. The front elevation addition will consist of a new walk-in closet and the rear elevation addition will consist of a new bedroom with interior remodeling, creating a third bedroom. The exterior materials will consist of stucco, matching the existing and new aluminum clad windows for the addition area. *Staff has determined that the project is Categorical Exempt from CEQA under Class 31. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer*

Discuss and Determine
Appropriateness

6. **1414 Fair Oaks Avenue**
Applicant: Lavender Fung
Project number: 1906-COA
Historic Status Code: 5S1

Project Description:

A request for a Certificate of Appropriateness for the proposal of two aluminum monument signs. The monument signs will be about 4' in height and 8' in width. Four tenant sign panels are proposed on each side of the monument signs. Each sign panel area is 3.31 sq. ft. The sign letter materials will consist of 3M high performance vinyl letters. The font size is 4.5" and 3". The aluminum signs will be painted Black Walnut and Dry Lily. *Staff has determined that the project is Categorical Exempt from CEQA under Class 31. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer*

Discuss and Determine
Appropriateness

7. **308 Arroyo Drive**
Applicant: Stuart Morkun, Designer
Project number: 1924-COA
Historic Status Code: 5D3

Discuss and Determine
Appropriateness

Project Description:

A request for a Certificate of Appropriateness to demolish a 154 sq. ft. single story addition and replace it with a 447 sq. ft. single story addition to an existing 3,538 sq. ft. two story Colonial Revival house on a 17,860 sq. ft. lot. The addition will be located on the north elevation. A 284 sq. ft. attached wood trellis is proposed on the rear elevation. A 200 sq. ft. cabana with a 304 sq. ft. patio cover is proposed in the rear of the property. The proposed addition will consist of a new family room. The exterior materials will consist of: asphalt shingles, clap board siding, and wood windows. The exterior materials for the pool cabana with patio cover will consist of: clap board siding, galvanized metal roof, and wood windows.

Staff has determined that the project is Categorically Exempt from CEQA under Class 31. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer

8. 1104 Lyndon Street

Applicant: Odom Stamps, Designer

Project number: 1950-COA

Historic Status Code: 5S3

Project Description:

A request for a Certificate of Appropriateness for the construction of a 78 sq. ft. single story addition and a 625 sq. ft. new second story addition to an existing 1,674 sq. ft. single story Craftsman house on a 7,020 sq. ft. lot. The single story addition will consist of a permitting a sunroom. The second story addition will consist of a master bedroom, two walk-in closets, a sitting area, a master bathroom, and a book gallery. The exterior materials for the addition will consist of wood siding to match the existing, wood windows, and asphalt roll roof to match existing. A 207 sq. ft. pergola with patio cover is proposed in the rear elevation. *Staff has determined that the project is Categorically Exempt from CEQA under Class 31. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer*

Discuss and Determine
Appropriateness

NEW BUSINESS

**RECOMMENDED
ACTION**

9. 851 Lyndon Street (Wynyate Estate)

Mills Act Contract

Applicant: Peter A. Knight & Samantha Knight

Description:

The Commission will consider a modification to a Mills Act Contract that is due to expire. The owners have identified additional time-sensitive (and

Discuss and Determine
Recommendation to City
Council

potentially significant) work that is needed including geologic site stabilization, restoration, and repair of failing character defining features. The Commission will discuss the modification and make its recommendation to the City Council about whether to approve it.

10. 929 Buena Vista Street

Owners: Aleta Blanc & Babak Zahabizadeh

Mills Act (Letter of Intention)

Description:

The Commission will consider whether to appoint a subcommittee to review a request for a Mills Act contract for restoration work at 929 Buena Vista. The property is known as the Torrance Childs House (Landmark No. 41). It is Craftsman/Tudor Revival style home.

Discuss and Select Subcommittee

11. 2020 Fletcher Avenue

Applicant: Kenny Loo

Conceptual Review

Historic Status Code: 5D3

Description:

A request for a conceptual review for the construction of a 90 sq. ft. single story addition and a new 536 sq. ft. second story addition to a 1,272 sq. ft. single story Colonial Revival house on a 8,014 sq. ft. lot. **This item is for discussion purposes only; no decision shall be made at this time.**

Discuss and Select Subcommittee

12. San Pascual Stables Subcommittee

The Commission will appoint a member to the San Pascual Stables subcommittee who is reviewing the terms of a lease agreement.

Appoint

COMMUNICATIONS **RECOMMENDED ACTION**

13. Comments from Council Liaison

Comment

14. Comments from Commission

Comment

15. Comments from Staff

Comment

APPROVAL OF MINUTES **RECOMMENDED ACTION**

16. Minutes of the regular meeting of August 18, 2016

Approve

ADJOURNMENT **RECOMMENDED ACTION**

17. Adjourn to the next meeting on October 20, 2016 at 6:45 p.m.

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 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 City Council. 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.

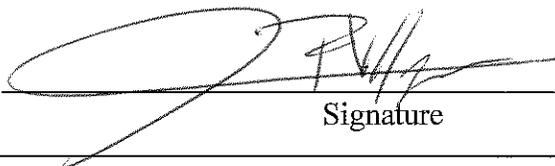
STATE OF CALIFORNIA)
CITY OF SOUTH PASADENA) SS
COUNTY OF LOS ANGELES)

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.

9/7/2016

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)