

City of South Pasadena
DESIGN REVIEW BOARD¹
Amedee O. "Dick" Richards, Jr. City Council Chambers
1424 Mission Street
Thursday, October 6, 2016 7:00 p.m.

Conrado Lopez (Chair), James Henske (Vice-Chair), Susan Masterman, and Mark Smeaton
Knarik Vizcarra, Staff Liaison

NON-AGENDA ITEMS

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 New Items

NEW ITEMS

REVIEW TYPE

3. 1829 Hill Drive

Project Number: 1911-DRX

Applicant: Tom Nott, Architect

Project Information:

A request for a Design Review Board approval to change the façade of the house from the August 4, 2016; Design Review Board approval. The proposed changes will consist of revising the entry canopy and the windows on the entry area.

Categorically Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (e)(2)(A)) exempts from further environmental review; Additions to existing structures provided that the addition will not result in an increase of more than: 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

First Reviewed: 10/6/16

Expires on: 12/6/16

Past: None

Other Reviews: None

4. 1129 Diamond Ave

Project Number: 1926-DRX

Applicant: John Corey, Architect

Project Information:

A request for Design Review approval for demolition of an existing single story home and construction of a 1,934 square foot two story (1,066 square foot first floor and 868 square foot second floor), Spanish Colonial Revival style house with a 420 square foot detached garage located at the rear of the property. Proposed exterior material for the project consist of clay mission tile roofing, wooden rafter tails, wrought iron railings, aluminum clad windows and adobe texture stucco.

¹ REVISED – 1746 and 1750 Hanscom Dr were added to the agenda as discussion items on 9/30/16.

Categorically Exempt from CEQA. CEQA guideline Section 15303 (Class 3 (a)) exempts from further environmental review up to three single-family residences that may be constructed or converted.

5. 817 Orange Grove Place

Project Number: 1750-DRX

Applicant: Peter DeMaria, Architect

Project Information:

A request for Design Review Board approval to demolish the existing duplex and a proposal to build a new triplex on a 10,091 sq. lot. Unit A will consist of a single story; 1,031 sq. ft. unit. Unit B will consist of a 437 sq. ft. single story unit, located below unit C. Unit C consist of a 2,249 sq. ft. unit and it is located on the second floor. Unit A will consist of: a living room, a dining room, a master bedroom, a bedroom and two bathrooms. Unit B will consist of; one bedroom, one bathroom, and kitchen/living area. Unit C will consist of; three bedrooms, three bathrooms, a laundry room, a family/living room, a dining room and a kitchen. An 835 sq. ft. carport is proposed and will be attaching Unit A to Unit B and C. An 835 sq. ft. deck is proposed above the carport. 609 sq. ft. will be allocated to the common open space area and 226 sq. ft. will be allocated to the private area for unit C. The exterior materials for structures will consist of: smooth stucco siding, wood siding, metal standing seam roofing, frameless glass railing, aluminum windows and sliding doors.

First Reviewed: 10/6/16
Expires on: 12/6/16
Past: None
Other Reviews: None

Categorically Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (e)(2)(A)) exempts from further environmental review; Additions to existing structures provided that the addition will not result in an increase of more than: 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

DISCUSSION ITEMS	RECOMMENDED ACTION
<p>6. 1746 Hanscom Dr. The proposed project involves the demolition of a 316 square foot house for the construction of a new 2,332 square foot, two-story house with attached garage. The proposed home would be designed in a modern architectural design with flat roof lines, metal framed windows, and exterior walls made of concrete, wood, and metal siding.</p>	<p>Comment</p>
<p>7. 1750 Hanscom Dr. The proposed project involves the demolition of a 760 square foot house and detached garage and the construction of a new 2,278 square foot house with attached garage. The proposed home would be designed in a modern architectural design with flat roof lines, metal framed windows, and exterior walls made of concrete, wood, and smooth-trowel stucco finishes.</p>	<p>Comment</p>
<p>8. Staff Comments</p>	<p>Comment</p>
<p>9. Board Member Comments</p>	<p>Comment</p>
APPROVAL OF MINUTES	RECOMMENDED ACTION

STAFF COMMENTS

RECOMMENDED ACTION

11. Adjourn to the next meeting on November 3, 2016

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 90 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 90 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.

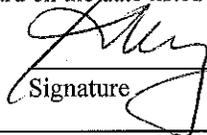
Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of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

9/30/16
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)