

*City of South Pasadena*  
**CULTURAL HERITAGE COMMISSION**

**Thursday October 20, 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.

**CONTINUED APPLICATIONS**

**RECOMMENDED  
ACTION**

2. No Continued Items

**NEW ITEMS**

**RECOMMENDED  
ACTION**

3. **2020 Fletcher Avenue**  
**Applicant: Kenny Loo**  
**Project number: 1952-COA**  
**Historic Status Code: 5D3**

**Project Description:**

A request for a Certificate of Appropriateness 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. The single story addition will consist of a new bathroom and staircase. The second story addition will consist of two bedrooms with two bathrooms. The exterior materials for the addition will match the existing and will consist of; wood windows, wood siding, and composition asphalt shingles.

Discuss and Determine  
Appropriateness

4. **1115 Montrose Avenue**  
**Applicant: Alan Zorthian**  
**Project number: 1944-COA**  
**Historic Status Code: 5D1**

**Project Description:**

A request for a Certificate of Appropriateness for the interior reconfiguration of an existing single-story Craftsman-style house including a 586 square foot ground floor rear addition. All exterior finishes of the house addition are to match the existing structure. The project is located in the RS zone and is sited on an approximately 8,520 square foot parcel. The historic designation of the house is 5D1, and was built in 1912.

Discuss and Determine  
Appropriateness

**NEW BUSINESS****RECOMMENDED ACTION****5. Mission View Mixed Use Project (Orowheat Site) - Conceptual Review****Discussion Item**

The Commission will hear a presentation for a proposed project to build a 3-story mixed use building above two levels of subterranean parking at the southeast corner of Mission and Fairview Avenue. The project would involve demolition of two buildings at 1101 Mission Street, including the former Orowheat building and the current restaurant. The project would also involve partial demolition to the rear side of a historic resource and repairs to exterior brick walls that have been damaged due to several years of paint at 1115 Mission Street. The new construction behind the resource will involve a two-story structure containing five live/work units resource. The project has not yet been submitted to the City. This item is for discussion purposes only; the Commission will not take any actions on this item.

Discuss

**6. Administrative Procedures for Issuance of Demolition Permits**

The Commission will discuss and make recommendations for the appropriate administrative procedures to be followed prior to issuance of demolition permits for properties that are 50 years of age or older, not listed on the Inventory, and not surveyed/evaluated within the past five years.

Discuss and Recommend

**7. Preservation Ordinance Re-Write and Response to Comments – Discussion**

Planning Staff will provide an update on the status of the draft preservation ordinance including comments from the State Office of Historic Preservation and Mayor Mahmud.

Discuss

**8. Earthquake Hazard Reduction Ordinance**

The CHC will discuss the status of Ordinance 2300 and modifications to acknowledge and/or cross-reference the South Pasadena Cultural Heritage Ordinance, General Plan, and their provisions for historic resources.

Discuss

**COMMUNICATIONS****RECOMMENDED ACTION**

9. Comments from Council Liaison

Comment

10. Comments from Commission

Comment

11. Comments from Staff

Comment

**APPROVAL OF MINUTES****RECOMMENDED ACTION**

12. Minutes of the regular meeting of September 15, 2016

Approve

**ADJOURNMENT****RECOMMENDED ACTION**

13. Adjourn to the next meeting on November 17, 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.

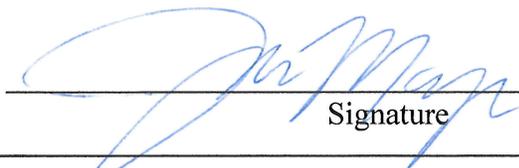
STATE OF CALIFORNIA )  
CITY OF SOUTH PASADENA ) SS  
COUNTY OF LOS ANGELES )

**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.*

10/17/2016

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)