

City of South Pasadena
DESIGN REVIEW BOARD
Amedee O. "Dick" Richards, Jr. City Council Chambers
(Mayor's Conference Room)
1424 Mission Street

Tuesday, January 15, 2013 7:00 p.m.

Susan Masterman (Chair), Lawrence Abelson (Vice Chair), James Fenske, Amy Nettleton, and Conrado Lopez
Knarik Vizcarra, Staff Liaison

NON-AGENDA ITEMS

REVIEW TYPE

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. None

NEW ITEMS

3. **Address: 245 Fair Oaks Ave**
Project Number: 1587 - DRX
Applicant: Peter Tolkin, Architect
Project Information:

The Design Review Board previously approved the design details for a new 10,493 sq ft, two-story Medical Office building on a 23,049 sq ft lot. The applicant has fully designed and engineered the construction documents for plan check. Due to the current economic climate and declining rent values, the applicant is requesting that the Design Review Board's approval be extended for an additional 36 months in hopes that market conditions will improve by that time. This is the third request for an extension for this project.

First Reviewed: 1/15/13
Expires on: 2/15/13
Past Reviews: DRB
Other Reviews: None

4. **Address: 640 Stratford Avenue**
Project Number: 1581 - DRX
Applicant: Tom Nott, Architect
Project Information:

A request for Design Review approval for the construction of a new 930 sq. ft. second story addition to an existing 2,893 sq. ft. two story house on an 8,331 sq. ft. lot. The addition will consist of converting existing attic storage area into livable space. A master bedroom, master bathroom, master closet, two bedrooms, and a bathroom are being proposed. The height of the structure will increase from about 21' to 28'4". The exterior materials will match the existing and will consist of stucco siding, asphalt shingles, and wood windows.

First Reviewed: 1/15/13
Expires on: 2/15/13
Past Reviews: None
Other Reviews: None

DISCUSSION ITEMS

REVIEW TYPE

5. 2000 Alpha Avenue

A conceptual review for a rear yard addition and alterations to the street facing elevation. This item is for discussion purposes only; no decision shall be made at this time.

Review and Provide
Comment

6. Staff Comments

Comment

7. Board Member Comments

Comment

APPROVAL OF MINUTES

**RECOMMENDED
ACTION**

8. Minutes of the regular meeting of October 2, 2012

Approve

9. Minutes of the regular meeting of December 18, 2012

Approve

ADJOURNMENT

**RECOMMENDED
ACTION**

10. Adjourn to the next regular meeting on February 5, 2013 at 7:00 pm

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 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 Design Review Board 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.

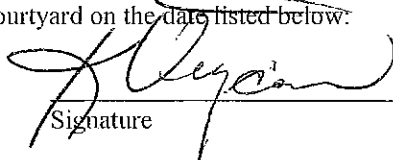
Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of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

1/10/2013
Date


Signature