

City of South Pasadena
DESIGN REVIEW BOARD

Amedee O. "Dick" Richards, Jr. City Council Chambers

1424 Mission Street

Tuesday, April 17, 2012 7:00 p.m.

Susan Masterman (Chair), Lawrence Abelson (Vice Chair), James Fenske, Amy Nettleton, and Conrado Lopez
Kiarik 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: 1103 Fair Oaks Avenue**

Project Number: 1543 - DRX

Applicant: Justin Hu

Project Information:

A proposal to replace two existing wall signs (one facing south [toward the parking area] and another facing Oxley Street). The proposed signs will be reverse channel letters and consist of a combination of aluminum and plex with halo illumination. The sign facing the shopping center will read "SOUTH PASADENA EYE CARE OPTOMETREY" and the sign along Oxley Street will read "OPTOMETRY".

First Reviewed: 4/17/12

Expires on: 6/17/12

Past Reviews: None

Other Reviews: None

4. **Address: 820 Mission Street**

Project Number: 1457-PDP-PUP-DRX-TTM

Applicant: New Urban West, Inc

Project Information:

A proposal for a mixed use project on a 1.9 acre site that was previously occupied by Abbott Laboratories. The site is currently developed with a 3-story building with underground parking (to remain), two 1-story buildings, and a 1-story utility shed (all 1-story buildings will be demolished), along with other minor appurtenant structures. The remainder of the site is covered primarily with a paved parking lot interrupted with landscaped areas. The project includes the demolition of the existing 1-story structures, the minor structures, and pavement areas for the construction of a mixed-use, multi-family residential development. Overall, the project would include 38 residential units (64,563 square feet) and 3,585 square feet of office space.

First Reviewed: 4/17/12

Expires on: 6/17/12

Past Reviews: None

Other Reviews: None

The proposed mixed use project includes the following components:

- A new office building (with a single residential unit above) designed in

a brick vernacular style (located on the southern portion of the project site – facing Mission Street);

- A new 15-unit townhome cluster built on a “podium” above a one-level subterranean parking garage (located on the southern portion of the project site – facing Mission Street) designed in the Spanish Colonial Revival style;
- 13 other townhome units designed in the Spanish Colonial Revival style (located on the rear, northern portion of the site); and,
- The adaptive reuse of the existing 3-story office building into nine residential units at the center of the site.

The Design Review Board’s decision will be a recommendation to the Planning Commission on the design of the project. Ultimately, this project will require Planning Commission approval for the following: a planned development permit; a parking use permit; design review approval; and a tentative tract map. The Planning Commission meeting is scheduled for May 29, 2012.

DISCUSSION ITEMS	REVIEW TYPE
5. Staff Comments	Comment
5. Board Member Comments	Comment
APPROVAL OF MINUTES	RECOMMENDED ACTION
Minutes of the regular meeting of March 20, 2012	Approve
7. Minutes of the regular meeting of April 3, 2012	Approve
ADJOURNMENT	RECOMMENDED ACTION
8. Adjourn to the next regular meeting on May 1, 2012 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.

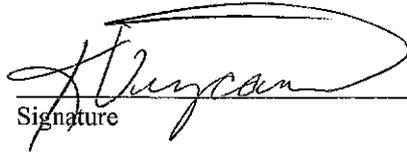
Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of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

4/13/2012
Date


Signature