

City of South Pasadena

DESIGN REVIEW BOARD

Amedee O. "Dick" Richards, Jr. City Council Chambers
1424 Mission Street

Thursday, May 4, 2017 7:00 p.m.

Conrado Lopez (Chair), James Fenske (Vice-Chair), Susan Masterman, and Mark Smeaton
Edward Sissi, 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. 412 Grand Avenue

Project Number: 1990-DRX

Applicant: Srinivas M. Rao, Architect

Project Information:

A request for Design Review Board approval for a 645 sq. ft. single story addition to an existing 1,586 sq. ft. single story house on a 6,500 sq. ft. lot. And to demolish a 441 sq. ft. detached garage and replace it with a 400 sq. ft. attached carport trellis. The design of the existing house will change to a modern/contemporary design. The single story addition will consist of a new master bedroom, a new living room/dining room, and a new kitchen. The proposed exterior materials will consist of: stucco siding, ribbed fiber cement panel (gun-smoke color), fiber cement panel (concrete color), slate tile for the roof, Fibrex windows, and a wood for the rear trellis and the carport trellis.

First Reviewed:
3/2/17

Expires on: 5/2/17

Other Reviews: None

3. 2040 Edgewood Drive

Project Number: 1996-DRX

Applicant: Susan Masterman, Architect

Project Information:

A request for Design Review Board approval for a façade change and a new porch design. The proposal is to remove: the existing brick veneers, the wood trim, the two bay windows, the three windows on the second floor, and replace the front door. The new materials will consist of: stucco siding matching the existing, French doors to replace the bay windows, two double hung wood windows to match the existing, two casement wood windows to match the existing, and a new front door with new sidelites. Window shutters are proposed on the second floor windows. The roof for the new porch will consist of wood shake roof, to match the existing house.

First Reviewed:
4/6/17

Expires on: 6/6/17

Other Reviews: None

NEW ITEMS

REVIEW TYPE

4. 245 Fair Oaks Avenue

Project Number: 1961-DRX-MOD

Applicant: 245 ZNE, LLC c/o: Peter Tolkin Architecture

Project Information:

A request for a Design Review for the modification to a project that was approved in October of 2008 as a new 10,493 square foot, two-story medical office building

elevated on columns over at-grade parking with vertical landscaped exterior screen walls. The approval has been extended since then due to office market conditions.

First Reviewed:

5/4/17

Expires on: 7/4/17

Other Reviews: None

The modification to the original approved design includes the proposal to enlarge the building to a gross 15,991 square feet of medical office space. Additionally, the project will no longer incorporate a green screen wall system. Rather, the applicant is proposing to utilize vertical fabric louvers stretched over warped aluminum framing. The project site is located in between the Metro Gold Line tracks, and the Fair Oaks Avenue corridor directly north of the historic War Memorial Building site. The scope of Design Review also includes a Master Sign Plan. The DRB will need to approve the allowance for the monument sign to exceed the standard maximum height of three feet.

The project also involves the demolition of an existing 2,949 square foot single-story office building and accompanying parking lot along with the removal of several existing trees to make way for the new project construction. The site is zoned Commercial Office (CO) and is part of the Professional Office land use General Plan designation.

Important to note: The proposed project currently sits on two parcels that were subdivided back in the late 1950s. The project will require the consolidation of these two parcels back into one 23,049 square foot lot. A condition of approval will be placed on the project stating that no building permits will be issued until the parcel merger is complete and proof of parcel merger recordation is given to the City.

DISCUSSION ITEMS

RECOMMENDED ACTION

5. 629 Alta Vista Circle

Conceptual Review

Applicant: Jim Fenske, Architect

Project Information:

A request for a conceptual review regarding the proposal to add a 480 sq. ft. single story addition and a 296 sq. ft. second story addition to an existing 1,618 single story house on a 6,840 sq. ft. lot. A new 500 sq. ft. garage/carport is proposed. The proposed addition is located on the front side elevation of the house. A new modern design is proposed for the entire structure. **This item is for discussion purposes only; no decision shall be made at this time.**

Comment

6. Staff Comments

Comment

7. Board Member Comments

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

8. Minutes of the regular meeting of April 6, 2017

Approve

STAFF COMMENTS

RECOMMENDED ACTION

9. Adjourn to the next meeting on June 1, 2017

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:

04/28/2017
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)