

City of South Pasadena
DESIGN REVIEW BOARD
REVISED¹

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

Thursday, July 6, 2017 7:00 p.m.

Conrado Lopez (Chair), James Fenske (Vice-Chair), Susan Masterman, and Mark Smeaton
Edwar 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. No continued items

NEW ITEMS

REVIEW TYPE

3. **1401 Via Del Rey**
Project Number: 1999-DRX
Applicant: Dillion Chang, Home Owner

Project Information:

A request for a Design Review Board approval for a façade change by removing and replacing the wood balustrade on the wraparound balcony with a proposed 42 inch high steel bar guardrail capped by a wood handrail. The applicant would also like to clad the prominent exposed concrete block on the lower level with horizontal redwood siding. No additions are proposed for the approximately 5,000 square foot home located on a 12,641 square foot lot in the Altos De Monterey Overlay Zone.

First Reviewed:
7/6/17

Expires on: 9/6/17

Other Reviews: None

Note:

This property has been identified as an historic architectural resource noted as a significant example of Mid-Century Modern residential architecture especially for its aspects of preserved architectural integrity including its: low-pitched shed roofs and wide overhanging eaves, wraparound balcony, decorative wood balustrade, prominent exterior brick chimney, concrete block exterior, and wood battens. The house was designed by architect Charles W. Wong and was constructed in 1971.

¹ REVISED: Item 3 was revised to reflect the additional note regarding the identification of the house as an historic architectural resource.

4. **1719 Via Del Rey**
Project Number: 2013-DRX
Applicant: Giovanni Quintero, Designer

Project Information:

A request for Design Review Board approval for a 28 sq. ft. proposed addition to an existing 2,760 single story house on a 19,083 sq. ft. lot. And a new roof that will be raised. The roof materials will be Class "A" certaineed asphalt. The single story addition will consist of expanding an existing hallway located in the center of the house near the courtyard. The proposed materials will match the exisiting.

First Reviewed:
7/6/17
Expires on: 9/6/17
Other Reviews: None

5. **412 Grand Avenue**
Project Number: 1990-DRX
Applicant: Srinivas M. Rao, AIA, AICP, LEED AP, Architect

Project Information:

A request for Design Review Board approval for a 526 sq. ft. second story addition to an existing 1,586 sq. ft. single story house on a 6,495 sq. ft. lot, including the demolition of a 441 sq. ft. detached garage, which will be replaced with a 230 sq. ft. single vehicle garage with an attached carport trellis in the rear. The design of the existing house will change to a modern/contemporary design. The second story addition will consist of a new master suite, a new master bathroom, and a walk in closet. 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:
7/6/17
Expires on: 9/6/17
Other Reviews: None

DISCUSSION ITEMS	RECOMMENDED ACTION
6. Staff Comments	Comment
7. Board Member Comments	Comment
APPROVAL OF MINUTES	RECOMMENDED ACTION
8. Minutes of the regular meeting of June 1, 2017	Approve
STAFF COMMENTS	RECOMMENDED ACTION
9. Adjourn to the next meeting on August 3, 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.

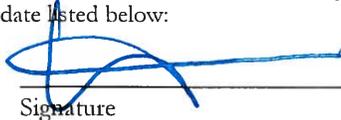
Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of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

06/26/2017.
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)