

**MINUTES OF THE MEETING OF THE  
CULTURAL HERITAGE COMMISSION  
CITY OF SOUTH PASADENA, CALIFORNIA  
CONVENED THIS 17<sup>TH</sup> DAY OF NOVEMBER, 2016  
COUNCIL CHAMBERS, 1424 MISSION STREET**

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**ROLL CALL**

The Meeting convened at: 6:45 PM

Commissioners Present: James McLane (Chair), Deborah Howell-Ardila (Vice-Chair), West J. De Young, Steven Friedman, and Mark Gallatin

Council Liaison Present: Richard D. Schneider M.D., Councilmember

Staff Liaison Present: John Mayer, Senior Planner

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**NON-AGENDA  
PUBLIC COMMENT  
PERIOD**

1. None

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**CONTINUED  
APPLICATIONS**

2. None.

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**NEW ITEMS**

3. **203 Cedar Crest/204 Mockingbird Lane**  
**Applicant: Elizabeth Heron**

**Project Description:**

A Mitigated Negative Declaration and a Certificate of Appropriateness to modify a historic stone wall and a plan for protecting a sealed tunnel which is 30 feet under the surface and was once part of the Raymond Hotel. The proposed work is in connection with plans to build a new 2,705 square foot residential duplex on the property.

**Presentation:**

Elizabeth Heron (Project Architect) presented her project and spoke about the tunnel, the stone wall and cut outs for the driveway, the proposed treatment for the wall's termini, and the steps for protecting the historic walls during grading.

**Public Comment:**

Quyen Hoang (Owner of 249 Mockingbird) distributed a document entitled "Objection and Opposition to Certificate of Appropriateness and Proposed Negative Declaration and Proposed Mitigated Negative Declaration" regarding 203 Cedar Crest Avenue and 204 Mockingbird Lane. Mr. Hoang spoke about the similarities of the project with his project at 249 Mockingbird Lane with respect to the Raymond Hotel remnants. He said that he wants the project to have the same rigorous scrutiny that his project had. Mr. Hoang said that the CEQA documents are defective, that the project should be denied based on lack of evidence, and that it should be re-designed for Planning Commission approval. Mr. Hoang responded to Commissioners' questions about his project.

Elizabeth Herron responded to Mr. Hoang's remarks. She said that the survey reflects a reasonable assumption about the approximate location of the tunnel. She said that remnants of the former Raymond Hotel were more

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evident and visible on Mr. Hoang's property and that her analysis is based on good reasonable assumptions. Ms. Herron also explained the difficulties of re-designing the project due to the parking requirements. She responded to Commissioners' questions about the project, clarifications on the plans, the architect's report, and the ASM Affiliates Impacts Analysis.

**Commission Decision:**

Commissioners agreed that there was insufficient information to determine whether the duplex project has significant impacts to historic resources (the tunnel below and the rock retaining wall). There were also questions about the limits of the Commission's purview regarding project changes.

Motion/Second (Gallatin-McLane) to **CONTINUE** this matter so that the applicant can prepare and submit the following: 1) schematic grading and drainage plan, 2) construction staging plan, 3) detailed protection measures for the historic stone wall, 4) site plan depicting accurate dimensions of building footprint and all site features including the historic stone wall, 5) a preservation work plan, and 6) enforceable mitigation measures including a timeline.

The motion carried 5-0.

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NEW BUSINESS

4. **1811 Diamond Avenue**  
**Conceptual Review**  
**Applicants: Nathan Sewell**

**Description:**

A request for a conceptual review for the construction of a 454 sq. ft. single story addition and a new 454 sq. ft. second story addition to a 1,456 sq. ft. single story English Revival house on a 10,859 sq. ft. lot.

The Commission did not consider this item because the prospective applicant was not in attendance.

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5. **207 Oaklawn Avenue**  
**Mills Act Contract**  
**Applicants: Mike and Jamie Lesnever**

**Description:**

The Commission will consider a recommendation to the City Council regarding a Mills Act contract proposal for 207 Oaklawn Avenue. The property is a Colonial Revival style house in the Oaklawn Historic District. The Commission will discuss the proposal and make a recommendation to the City Council about whether to approve it.

**Presentation:**

Mike Lesnever (Property Owner) presented his request for a Mills Act Contract and described the restoration and repair work that is needed for his home at 207 Oaklawn Avenue. He responded to Commissioner questions about his budget, the roofing work, and explained how the landscaping

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elements are considered historic. Mr. Lesnever responded to some questions about the historical wall in the back yard which was designed and built by Greene and Greene.

**Commission Decision:**

Motion/Second (Howell-Ardila/Friedman) to **RECOMMEND** that the City Council **APPROVE** a Mills Act Contract with the property owners of 207 Oaklawn Avenue with a suggestion that the owners not capitalize infrastructure items including: Item 02A (Sewer Pipe), Item 02B (Drain Repairs), Item 02C (Irrigation replacement), Item 02D (Landscaping).

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

Mr. Mayer introduced this item for discussion regarding the administrative procedures for the demolition of buildings over 45 years of age or older, not listed on the Inventory, and not surveyed/evaluated within the past five years. Staff is recommending a Zoning Code amendment that would require CHC review before the City issues a demolition permit.

**Discussion:**

Commissioner Friedman asked Mr. Mayer for clarification about the direction staff is seeking including the triggers for CHC review and the evidence that ought to be evaluated for approval to demolish.

Commissioner Howell-Ardila explained that the CHC needs to make an “affirmative finding of non-eligibility” for properties over 45 years old and not included on the Inventory. Anyone seeking demolition of such a property should submit a due diligence Historic Resources Evaluation (HRE). The CHC would review the HRE for adequacy and if the property is found to be historic, it would be added to the Inventory. If the HRE finds that a property doesn’t fit the criteria for historic status, it can move forward with demolition. Commissioner Howell-Ardila emphasized that this process must be added to the new preservation ordinance under “Demolitions”.

Commissioner Gallatin said that he appreciates the effort to establish a process and looks forward to seeing the best practices of other cities and findings for decision making.

Mr. Mayer said that staff will research other cities and prepare a draft of the demolition permit procedures for the new preservation ordinance and the Zoning Code for Commission review.

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7. **Arroyo Seco Golf Course (Clubhouse)**

Commissioner McLane provided a report on behalf of himself and Commissioner Gallatin. He and Commissioner Gallatin reviewed a Historic Resource Assessment report prepared by Historic Resources Group (HRG), dated June 3, 2016 and visited the site.

Commissioner McLane made the following observations regarding the report: it doesn’t express the importance of the golf club as part of the park on the west side of the City, it doesn’t describe the site as a complex of buildings, it doesn’t explain the relationship of the buildings and their

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relationship to the surrounding site, there's no understanding of what a cultural landscape is, and it misses the perspective of parks and recreational design and its history in the United States; this is an important framework from which the assessment should be evaluated.

Commissioner McLane also commented on the buildings' relationship with the surrounding site. There are important facets of the complex that reflect golfing activities and the development of parks and recreational facilities. He also noted that additions to the facility would be difficult. The subcommittee's report identified possible locations for new buildings.

Commissioner Gallatin said that the site is eligible to be landmark based on their consistency with Criterion B of South Pasadena Municipal Code Section 2.62(a)(2) as a site of a significant historical event, and with Criterion H, as being part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif.

Councilmember Schneider spoke about the desire to establish a new banquet hall at this location. Commissioners wanted more information about the overall plan for the site; however, expressed the importance of preserving/restoring the golf complex. Dr. Schneider said that he would forward the Commission's comments and report to the subcommittee looking at the options for the facility.

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COMMUNICATIONS

8. **Comments from Council Liaison:**

Dr. Schneider spoke about a project at 1507 Hanscom Drive that involves demolition of a house that could be a historic resource.

9. **Comments from Commission**

Commissioner McLane spoke about the URM ordinance discussion that the City Council had on November 16. He noted that exterior changes tend to occur with retrofit projects and applications for such projects ought to be reviewed by a design professional.

Commissioner Howell-Ardila requested that staff provide the printed version of all materials that are e-mailed to the Commission.

10. **Comments from Staff**

Mr. Mayer announced that Assistant Planner Knarik Vizcarra will be leaving the City in December.

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MINUTES

11. **Minutes of the regular meeting of October 20, 2016**

Motion/Second (Friedman/Gallatin) to **APPROVE** the minutes with two edits regarding moving a paragraph from item 8 to item 6.

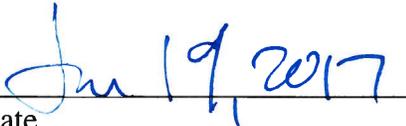
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ADJOURNMENT

12. **Meeting Adjourned at 9:27 p.m. to the next regular meeting scheduled for December 15, 2016.**

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James McLane, Chair

  
Date