

*City of South Pasadena*  
**DESIGN REVIEW BOARD**  
Amedee O. "Dick" Richards, Jr. City Council Chambers  
1424 Mission Street

**Thursday, October 5, 2017 7:00 p.m.**

Conrado Lopez (Chair), James Fenske (Vice-Chair), Susan Masterman, Mark Smeaton, and Michael Lejeune  
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. **2044 Monterey Road**  
**Project Number: 2003-DRX**  
**Applicant: Mary Chou, Architect**  
**Location within Potential Historic District: None**

**Project Information:**

A request for Design Review Board approval for a 575 sq. ft. single story addition to an existing 1,690 sq. ft. single story house on an 11,231 sq. ft. lot. The single story addition will consist of a new family room and a bedroom. The existing house will be changing to a Spanish design style. The proposed exterior material will consist of sand-float stucco, red clay tile roof, and vinyl windows. The property owner is also seeking the approval for the unpermitted conversion of the garage to a carport. The existing garage door was removed.

First Reviewed: 7/7/17

Expires on: 9/7/17

Other Reviews: None

3. **1609 Camden Parkway**  
**Project Number: 2029-DRX**  
**Applicant: Yan Wang**  
**Potential District: Camden Court District**

**Project Information:**

The Design Review Board will consider a request for the approval of a façade change. The change will consist of a 192 sq. ft. new patio with a pitch roof on the entry area and columns.

First Reviewed: 7/7/17

Expires on: 9/7/17

Other Reviews: None

**NEW ITEMS**

**REVIEW TYPE**

4. **1325 Mountain View**  
**Project Number: 2028-DRX**  
**Applicant: Imran N. Chaudhry**  
**Location within Potential Historic District: None**

**Project Information:**

A request for Design Review Board approval for a total; 827.50 single story addition to an existing 959 sq. ft. single story house on a 5,327 sq. ft. lot. The single story addition will consist of; 365 sq. ft. family room and kitchen, a 345 sq. ft.

First Reviewed: 10/5/17

Expires on: 12/5/17

master bedroom with bathroom, a 30 sq. ft. addition expanding an existing bathroom and laundry room, a 41 sq. ft. addition on the front elevation expanding a bedroom and a 48 sq. ft. entry addition. The proposed exterior material will consist of stucco, asphalt roof shingles, and vinyl windows. The property owner is also seeking the approval for a new 194 sq. ft. garage addition. The proposal will create a three vehicle garage.

Other Reviews: None

**5. 516 Prospect Avenue**

**Project Number: 2037-DRX**

**Applicant: Gary Bouchard, Architect**

**Location within Potential Historic District: Buena Vista District**

**Project Information:**

The Design Review Board will consider a request for a residential remodel and a 1,320 sq. ft. second story addition to an existing 1,487 sq. ft. single story house on a 10,387 sq. ft. The addition consists of: two bedrooms, one bathroom, a laundry room, a study, a master bedroom, bathroom, and closet. The addition also consists of a second story balcony and an attached rear dining patio. The exterior materials will consist of: plaster siding (Santa Barbara finish), Nusku cedar wood siding, asphalt rolled roof, and aluminum-wood clad windows.

First Reviewed: 10/5/17

Expires on: 12/5/17

Other Reviews: None

**6. 1030 Palm Avenue**

**Project Number: 2044-DRX**

**Applicant: Paul Naecker**

**Potential District: El Centro/Indiana/Palm Addition District**

**Project Information:**

The Design Review Board will consider a request for a residential renovation and a 1,038 sq. ft. addition to an existing 1,058 sq. ft. single story house on a 5,989 sq. ft. The addition consists of: one bedroom, two bathrooms, a laundry room, a study, chimney bay, and kitchen expansion. The addition also consists of a 204 sq. ft. enlarged covered front porch. There is also a 77 sq. ft. side deck and a 278 sq. ft. rear deck with a trellis above. The exterior materials will consist of: wood clapboard siding and decorative shingles, charcoal roof shingles with zinc metal roofing, and double-hung wood windows and doors.

First Reviewed: 10/5/17

Expires on: 12/5/17

Other Reviews: None

**7. 1101 Misison Street**

**Project Number: 2045-DRX**

**Applicant: Carlos Souza**

**Potential District: Mission West/Historic Business District Addition**

**Project Information:**

Design Review request for a proposal of two wall signs with cut out letters and logo for the property. The two wall signs measure 12 feet in width and 39 inches in height and will not impede pedestrian traffic in any way. The total square area of the two signs is 39.75 sq. ft. The signs are not illuminated. The material for the signs will be 1/2" thick flat cut out clear acrylic letters with applied white vinyl. The signs will read "Divergent Crossfit".

First Reviewed: 10/5/17

Expires on: 12/5/17

Other Reviews: None

**DISCUSSION ITEMS**

**RECOMMENDED ACTION**

**8. Staff Comments**

Comment

9. Board Member Comments

Comment

**APPROVAL OF MINUTES**

**RECOMMENDED ACTION**

- 10. Minutes of the regular meeting of May 4, 2017 Approve
- 11. Minutes of the regular meeting of June 1, 2017 Approve
- 12. Minutes of the regular meeting of July 6, 2017 Approve
- 13. Minutes of the regular meeting of August 3, 2017 Approve
- 14. Minutes of the regular meeting of September 7, 2017 Approve

**STAFF COMMENTS**

**RECOMMENDED ACTION**

- 15. Adjourn to the next meeting on November 5, 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:

09/26/2017  
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)