

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

Thursday, November 2, 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. **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: 9/7/17

Expires on: 11/7/17

Other Reviews: None

3. **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. 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.

First Reviewed: 10/5/17

Expires on: 12/5/17

Other Reviews: None

NEW ITEMS

REVIEW TYPE

4. **1559 Camino Lindo**
Project Number: 2058-DRX
Applicant: Paul Corvino
Location within Potential Historic District: None

Project Information:

The Design Review Board will review an application to approve unpermitted

First Reviewed: 11/2/17

decorative guardrails on the top of the first story roof on the front elevation. The guardrails were added as a decorative design element to modernize the existing house design. All work, including the existing unpermitted work, will be required to comply with current building codes and permitting procedures including a field inspection.

Expires on: 1/2/18
Other Reviews: None

5. **1233 El Cerrito Circle**

Project Number: 2059-DRX

Applicant: Karni Hadidian

Location within Potential Historic District: El Cerrito Circle District

Project Information:

The Design Review Board will review an application for the proposal of a 132 sq. ft. single story addition, located on the front elevation of the existing 2,556 sq. ft. single story house on a lot of 9,148 sq. ft. The addition will consist of expanding an existing master bedroom, specifically adding a new closet and a new bathroom. The exterior materials will consist of stucco with fiber cement siding, one aluminum sliding door and aluminum windows for the entire house. The existing Palos Verdes stone will be removed from the house and replaced with stucco.

First Reviewed: 11/2/17
Expires on: 1/2/18
Other Reviews: None

6. **2015 Hill Drive**

Project Number: 2061-DRX

Applicant: Anna Baycher

Potential District: None

Project Information:

A request for Design Review Board approval for a 480 single story addition to an existing 975 sq. ft. single story house on a 7,500 sq. ft. lot. The new single story addition will consist of: a bedroom with bathroom and walk-in closet, linen closet, laundry room, and guest bathroom. The proposed exterior material will consist of stucco and asphalt roof shingles to match existing materials. New windows and door materials on the proposed addition will match the existing construction.

First Reviewed: 11/2/17
Expires on: 1/2/18
Other Reviews: None

7. **1233 Orange Grove**

Project Number: 2062-DRX

Applicant: Alex Campos

Potential District: None

Project Information:

A request for Design Review Board approval for a 427 single story addition to an existing 1,637 sq. ft. single story house on an 11,968 sq. ft. lot. The new single story addition will consist of a new bedroom with bathroom and closet as well as extension of the existing dining area. Interior remodel of enlarging the kitchen and reconfigure the existing interior layout. The proposed exterior material will consist of stucco and asphalt roof shingles to match existing materials. New window and door materials on the proposed addition will match the existing materials.

First Reviewed: 10/5/17
Expires on: 1/2/18
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 October 5, 2017

Approve

STAFF COMMENTS

RECOMMENDED ACTION

11. Adjourn to the next meeting on December 7, 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.

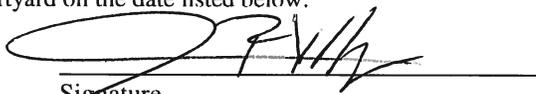
Meeting: Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

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:

10/23/2017

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)