

City of South Pasadena
DESIGN REVIEW BOARD
-SPECIAL MEETING-
Amedee O. “Dick” Richards, Jr. City Council Chambers
1424 Mission Street

Thursday, January 11, 2018 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. **1325 Mountain View**

Project Number: 2028-DRX

Applicant: Nabil Suleiman

Location within Potential Historic District: None

Project Information:

A request for Design Review Board approval for a total; 884 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; 385 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 118 sq. ft. deck on the front elevation. 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 122 sq. ft. garage storage area. **This item was re-noticed for the January 11, 2018 DRB meeting.**

First Reviewed: 10/5/17

Expires on: 2/11/18

Other Reviews: None

3. **604 Arroyo Drive**

Project Number: 2023-DRX

Applicant: Allen and Vivian Yip

Location within Potential Historic District: Mid Grand Avenue Revival District

Project Information:

A request for Design Review Board approval for a 1,114 sq. ft. single story addition to an existing 1,694 sq. ft. single story house on an 8,400 sq. ft. lot. The existing garage will be converted to a master bedroom with a bathroom and walk-in closet. The new single story addition will also consist of; three bedrooms, two bathrooms and walk –in closet. There is also a proposed 440 sq. ft. garage that will replace the existing garage. 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: 12/7/17

Expires on: 2/7/18

Other Reviews: None

4. 143 Pasadena Avenue

Project Number: 2054-DRX

Applicant: David Judson

Location within Potential Historic District: None

Project Information:

A request for Design Review Board approval for a 42 sq. ft. illuminated wall sign on the front elevation that reads “Judson Studios” and below that will read “Art & Architectural Glass.” The proposed color and materials of the sign will be opal and transparent glass. The dimensions of the sign are 31.5” x 16’.

First Reviewed: 12/7/17

Expires on: 2/7/18

Other Reviews: None

5. 264 Saint Albans Avenue

Project Number: 2057-DRX

Applicant: Chris Taylor

Location within Potential Historic District: None

Project Information:

Design Review Board will review an expired DRB project from 2000. The approved project consisted of a 330 sq. ft. addition to the first floor, an 865 sq. ft. addition to the second floor, and a new 1,333 sq. ft. to third floor. The project was revised and a 209 sq. ft. addition to the second floor was constructed without Planning and Building Dept. approvals. The property’s building permits expired in 2008, however, construction continued without valid approvals. The total square footage for the three story house consists of 5,076 sq. ft. The first floor is 1,971 sq. ft., the second floor is 1,745 sq. ft., and the third floor is 1,151 sq. ft. The exterior design and materials will remain the same as the previous approval. All work, including the existing unpermitted work, will be required to comply with current building codes and permitting procedures including a field inspection.

First Reviewed: 12/7/17

Expires on: 2/7/18

Other Reviews: None

NEW ITEMS **REVIEW TYPE**

6. 1225 Kolle Avenue

Project Number: 2075-DRX

Applicant: Michael Scaduto

Location within Potential Historic District: N/A

Project Information:

A request for Design Review Board approval for a 1,166 single story addition to an existing 1,312 sq. ft. single story house on a 7,478 sq. ft. lot. The new single story addition will primarily expand to the rear and south side of the existing residence. As a result of the proposed addition, the existing kitchen will be relocated to the rear of the residence and a new entry way, hallway and bedroom will be constructed towards the front of the residence. As part of the addition, the entire roof will be removed and replaced with new hip and valley roof (4:1 slope). The proposed exterior material will consist of stucco exterior and new Spanish clay tile roof shingles. All new windows will be energy efficient with vinyl trim.

First Reviewed: 1/11/18

Expires on: 3/11/18

Other Reviews: None

DISCUSSION ITEMS **RECOMMENDED ACTION**

7. 1521 Meridian Avenue

Conceptual Review

Applicant: Yimin Wang and Xinhua Jiang

Comment

Project Information:

A request for a conceptual review regarding the proposal for a new 1,017 sq. ft. second story addition to an existing 1,953 sq. ft. single story house on an 8,851 sq. ft. lot. **This item is for discussion purposes only; no decision shall be made at this time.**

- 8. **4935 Harriman Avenue**
Conceptual Review
Applicant: Dino Tadiar

Project Information:

A request for a conceptual review regarding the proposal for a facade change by removing the the front door entry bridge and replacing the front door with a window.. A new front door entrance is proposed on the lower level to this 3,039 sq. ft. two level house on a 11,268 sq. ft. lot. **This item is for discussion purposes only; no decision shall be made at this time.**

Comment

- 9. **5 Pasadena Avenue**
Conceptual Review
Applicant: Dahl Architect Inc.

Project Information:

A request for a conceptual review regarding the proposal to construct a 5,839 sq. ft. two story, 5-unit office building on a 15,299 sq. ft. lot. The designated zoning for this proposal is Commercial General. The proposal also includes a 14 spaces of parking with a total area of 7,079 sq. ft. Parking is located on the west side of the building. The materials for this proposed office building include brick veneer and smooth stucco. **This item is for discussion purposes only; no decision shall be made at this time.**

Comment

- 10. **Staff Comments**

Comment

- 11. **Board Member Comments**

Comment

APPROVAL OF MINUTES **RECOMMENDED ACTION**

- 12. **Minutes of the regular meeting of December 7, 2017** Approve

STAFF COMMENTS **RECOMMENDED ACTION**

- 13. **Adjourn to the next meeting on February 1, 2018** 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

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.

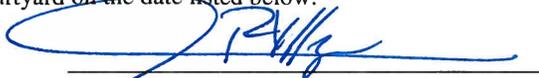
Meeting: Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

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:

12/29/2017

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)