

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

Thursday, February 1, 2018 at 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 Avenue**
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.

First Reviewed: 10/5/17
Expires on: 2/11/18
Other Reviews: None

NEW ITEMS

REVIEW TYPE

3. **5 Pasadena Avenue**
Project Number: 2072-DRX
Applicant: Steve Dahl, Architect
Location within Potential Historic District: N/A

Project Information:

A request for Design Review Board approval for a 5,839 two-story, 5-unit office building on a 15,299 sq. ft. lot. The new two-story commercial building will consist of 5-units with a first floor, mezzanine on the second floor with a balcony. The designated zoning for this proposal is Commercial General. The building will be Google/Mid-Century Modern inspired architecture for this proposal. The proposal also includes a 14 spaces of parking including a handicap space with a total area of 7,079 sq. ft. Parking is located on the west side of the building. Landscaping will consist of 2,023 sq. ft. including along the street side of the lot and 24" box crepe-myrtle trees between every 4 parking spaces. All windows and doors to be aluminum silver with green vision and tempered glass. The materials for this proposed office building include brick veneer and smooth stucco.

First Reviewed: 2/1/18
Expires on: 4/1/18
Other Reviews: None

4. **335 Alta Vista Avenue**
Project Number: 2082-DRX
Applicant: Tom Nott, Architect
Location within Potential Historic District: N/A

Project Information:

A request for Design Review Board approval to build a new 477 sf. single story addition to an existing 1,289 sf. Mid-Century Modern single store house, built in 1954. The addition consists of remodeling the master bedroom and bath with an addition of a master walk-in-closet. A new family room and one additional bedroom are proposed. The new addition will extend south towards the rear of the property. The completed house will be 1,766 sq. ft. The new exterior will be built in the post and beam style with wood siding to match existing. All new windows will be metal frame, double glazed by Milgard series, anodized aluminum, to match existing frames. All new roof shingles and doors will match existing style and materials.

First Reviewed: 2/1/18
Expires on: 4/1/18
Other Reviews: None

5. **624 Camino Cerrado**
Project Number: 2083-DRX
Applicant: Kate Meigneux
Location within Potential Historic District: N/A

Project Information:

A request for Design Review Board approval for a 424 sq. ft. single story addition onto an existing 2,536 sq. ft. two level house on a 15,060 sq. ft. lot. The addition consists of a new bedroom with a bathroom. The new addition will be located towards the front elevation of the property. The exterior siding will consist of asphalt roof shingles, stucco siding, and aluminum windows. The exterior materials will match the existing. A 24' Ficus Benjamina tree will be removed for the proposed addition. Please contact the Public Works Dept. at 626/ 403-7240 in regards to additional tree information.

First Reviewed: 2/1/18
Expires on: 4/1/18
Other Reviews: None

6. **4935 Harriman Drive**
Project Number: 2094-DRX
Applicant: Dino Tadiar
Location within Potential Historic District: N/A

Project Information:

A request for Design Review Board approval for a facade change by removing the front door entry bridge and the front door. The front door will be replaced with a wood panel siding. A new front door entrance with an entrance canopy is proposed on the lower level to this 3,039 sq. ft. two level house on a 11,268 sq. ft. lot.

First Reviewed: 2/1/18
Expires on: 4/1/18
Other Reviews: None

DISCUSSION ITEMS

RECOMMENDED ACTION

7. **BOARD REORGANIZATION**

The Board will conduct an election for the Chair and Vice Chair for 2018

COMMUNICATIONS

RECOMMENDED ACTION

8. Comments from Board Members

Comment

9. Comments from Staff

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

10. Minutes of the special meeting of January 11, 2018

Approve

ADJOURNMENT

RECOMMENDED ACTION

11. Adjourn to the next meeting on March 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 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.

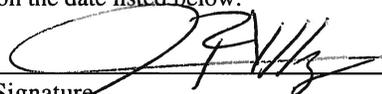
Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of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

1/22/2018
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)