

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

Thursday, March 1, 2018 at 7:00 p.m.

Conrado Lopez (Chair), James Fenske (Vice-Chair), 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; 641 sq. ft. 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; 550 sq. ft. master bath room and kitchen, a 35 sq. ft. addition to a bedroom on the front elevation, a 30 sq. ft. addition expanding an existing bathroom and laundry room, and a 110 sq. ft. deck on the front elevation. The proposed exterior material will consist of stucco, asphalt roof shingles, and fiberglass windows. The property owner is also seeking the approval for a new 167 sq. ft. garage storage area.

First Reviewed: 10/5/17
Expires on: 5/1/18
Other Reviews: None

This item was renoticed for the March 1, 2018 DRB meeting because the scope of work was reduced.

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

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

proposed office building include brick veneer and smooth stucco.

NEW ITEMS

REVIEW TYPE

4. **424 Fair Oaks Avenue/Twohey's Restaurant**
Project Number: 2103-DRX
Applicant: Peter Koulous/Twohey's Restaurant
Location within Potential Historic District: N/A

Project Information:

A request for Design Review Board approval involving the interior tenant improvement and façade enhancement to the existing free-standing commercial structure located at the northern end of the existing multi-tenant commercial development along Fair Oaks Avenue. The subject structure was constructed in 1963 and has remained in food service use since that time. The former restaurant tenant vacated the space in 2017. The new applicant, Twoheys Restaurant, is an existing foot service establishment that is planning to relocate from their current location in Alhambra to the subject building site. The applicant is proposing to provide an enhanced outdoor dining area to coincide with the facade enhancements and interior tenant improvements. The proposed façade enhancements include new and enlarged windows, screening walls of slatted wood, new glass balustrades for the outdoor dining area, and the adaptation of the existing porte cochere into an outdoor waiting area. The proposed signs for the restaurant are not a part of this review, and the signs will be reviewed under a separate permit.

First Reviewed: 3/1/18
Expires on: 5/1/18
Other Reviews: None

DISCUSSION ITEMS

RECOMMENDED ACTION

5. BOARD REORGANIZATION

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

COMMUNICATIONS

RECOMMENDED ACTION

6. Comments from Board Members

Comment

7. Comments from Staff

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

8. Minutes are not yet available for review

Approve

ADJOURNMENT

RECOMMENDED ACTION

9. Adjourn to the next meeting on April 5, 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:

2/22/2018
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)