

City of South Pasadena
CULTURAL HERITAGE COMMISSION
REVISED¹

Thursday March 15, 2018 at 6:45 P.M.

City Council Chambers, 1424 Mission Street

Mark Gallatin (Chair), Steven Friedman, Rebecca Thompson, Victor Holz
Michael A. Cacciotti, Council Liaison
Edwar Sissi, Staff Liaison

PRESENTATIONS & PUBLIC COMMENT

**RECOMMENDED
ACTION**

1. Public Comment

Time reserved for those in the audience who wish to address the Commission. No immediate action can be taken on non-agenda items, but the Commission may place the item on an agenda for future discussion.

CONSENT CALENDAR

**RECOMMENDED
ACTION**

2. 2060 Meridian Avenue
Applicant: Ni Kongfu, Property Owner
Project No: 2079-DRX
Year Built: 1924

Description:

The Cultural Heritage Commission will consider a request for a CHC consent approval for a proposal to demolish the existing 252 sq. ft. detached garage that was built in 1924. The existing house is a 1,413 sq. ft. house on a 8,638 sq. ft. lot. The existing structures are not listed on the Inventory of Historic Resource; however, the structures are older than 45 years.

Discuss or Determine
Appropriateness

CONTINUED APPLICATIONS

**RECOMMENDED
ACTION**

3. None

NEW ITEMS

**RECOMMENDED
ACTION**

4. 2044 Milan Avenue
Applicant: Tom Nott, Architect
Project No: 2092-COA
Year Built: 1910
Architectural Style: Craftsman
Historic Status Code: 5D1

Description:

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for a proposal to demolish an existing 483 sq. ft. detached

Discuss & Determine
Appropriateness

¹ Agenda Revised on March 12, 2018 to reflect a change to the following:

- Item 11: The formation of a sub-committee for the designation of the Rollin Street Craftsman Cluster was added.

tandem garage and build 600 sq. ft. detached garage with a 200 sq. ft. attached workshop. The detached garage will be located towards the rear of the property. The materials for the detached garage would consist of wood shake shingles for the siding, wood windows, asphalt roof shingles.

5. **1701 Rollin Street**

Applicant: Ben Adhern

Project No: 2099-COA

Year Built: 1907

Architectural Style: Craftsman

Historic Status Code: 5D1

Description:

The Cultural Heritage Commission will consider approval for a Certificate of Appropriateness to legalize an unpermitted 828 sq. ft. attic conversion. The addition will consist of a 828 sq. ft. second story addition, converting the existing attic into livable area. There are no proposed changes to the existing second story. The exterior changes to the structure will consist of removing a few windows and doors on the first floor. New wood windows and doors are also proposed. A new 496 sq. ft. ground level wood deck is proposed on the rear elevation. A new exterior chimney is proposed on the new deck. The exterior materials for the second floor consist of wood shakes, wood windows, and composition shingles on the roof. These materials are all currently existing.

Discuss & Determine
Appropriateness

6. **1505 Milan Avenue**

Applicant: Steve Dahl, Architect

Project No: 2105-COA

Year Built: 1923

Architectural Style: Dutch Colonial Revival

Historic Status Code: 4D2

Description:

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for a proposal for a 255 sq. ft. single story addition to a 2,550 sq. ft. two story Dutch Colonial Revival house on a 10,619 sq. ft. lot. The proposed addition will expand the existing kitchen. New wood windows and doors are proposed. A new 205 sq. ft. ground level wood deck with a trellis is proposed on the rear elevation. The exterior materials for the addition will match the existing.

Discuss & Determine
Appropriateness

DISCUSSION ITEMS

**RECOMMENDED
ACTION**

7. **1019 – 1023 Fair Oaks Ave (Rialto Theater)**

Applicant: Lawrence Fudge, MOSAIC

Historic Status Code: 1S

Description:

The Commission will review the submitted Historic Structures Report and determine whether the document is sufficient to be used as the basis for all proposed renovations/rehabilitation/improvements for the Rialto Theater. Additionally the Commission shall consider adoption of the proposed work plan for the following 18 months and determine the appropriate level of review

Adopt HSR
Determine Level of
Review Required for
Work Plan Items

for each item indicated on the work plan.

8. 904 Monterey Road
Applicant: Anne and Eric Schermerhorn
Conceptual Review
Historic Status Code: 5S3

Description:

A request for a conceptual review in regards to the proposed demolition of the existing single vehicle garage with attached carport on a 6,953 sq. ft. lot. The existing house is a 1,367 sq. ft. Queen Anne Cottage built in 1885. **This item is for discussion purposes only; no decision shall be made at this time.**

Discuss & Comment

9. Commission Reorganization

Due to the resignation of John Lesak, Vice-Chair, the Commission will elect a new Vice-Chair to serve for the remainder of 2018.

Elect

10. Election of Sub-Committee Members

The Commission will elect a member to serve on the two sub-committees whose seat has been vacated by the recent resignation of John Lesak. The subcommittees needing to be filled are for the following:

- The Rialto Subcommittee
- The Subcommittee pertaining to developing policy and guidelines for the administration of review for the proposed demolition of accessory/appurtenant structures over 45 years old.

Elect

11. Formation of a Sub-Committee RE: Rollin Street Craftsman Cluster

The Commission will elect two members to serve on the Sub-Committee to review the proposed designation of the Rollin Street Craftsman Cluster into a Historic District in accordance to the designation procedures set forth in the City's Historic Preservation Ordinance.

Discuss, Form, and Elect

COMMUNICATIONS		RECOMMENDED ACTION
12.	Comments from Council Liaison	Comment
13.	Comments from Commission	Comment
14.	Comments from South Pasadena Preservation Foundation (SPPF) Liaison	Comment
15.	Comments from Staff	Comment
APPROVAL OF MINUTES		RECOMMENDED ACTION
16.	Minutes are not available.	Approve
ADJOURNMENT		RECOMMENDED ACTION
17.	Adjourn to the next meeting on April 20, 2018 at 6:45 p.m.	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 Cultural Heritage Commission. 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 Cultural Heritage Commission 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 Cultural Heritage Commission 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 Cultural Heritage Commission after 60 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 Cultural Heritage Commission may continue to review a project after 60 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 Cultural Heritage Commission for the above projects may appeal the decision before the South Pasadena City Council. 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)

AFFIDAVIT OF POSTING

I declare under penalty of perjury that I am employed by the City of South Pasadena in the Planning & Building Department, and that I posted this notice on the courtyard bulletin board at City Hall on the date indicated below.

3-12-2018 _____
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)