

*City of South Pasadena*  
**CULTURAL HERITAGE COMMISSION**  
**REVISED<sup>1</sup>**

**Thursday June 21, 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. 1435 Oak Crest Avenue (Notice of Intent to Demolish)**

***Applicant:* Jimmy Shouyi, T.J. Build Design**

**Project No.:** 2085-NID-HDP

**Year Built:** 1952

**Description:**

The Cultural Heritage Commission will consider a request for a CHC consent approval for a proposal to demolish an existing two-story, single-family hillside residence. The existing structure currently consists of 1,543 square feet and was constructed in 1952 and it sits on an 11,298 square foot hillside parcel. An Architectural Historian has provided an Historic Evaluation Report and has determined that the structure is not eligible as a designated Historic Resource. The Commission will review and validate the findings of the report for the purposes of the proposed demolition as required for all structures proposed for demolition that are at least 45 years old and not currently on the City's Historic Inventory. If the CHC approves of the demolition, the project will proceed to the Planning Commission for the proposed replacement construction of a two-story 2,642 square foot, four-bedroom single-family residence subject to compliance with current City Zoning standards and environmental review.

Discuss & Determine  
Appropriateness

<sup>1</sup> Agenda was revised on June 18, 2018 for the addition of Item 8 to the Agenda.

3. **325 Camino Verde (Notice of Intent to Demolish)**

***Applicant:*** Benny Arias, Designer

***Project No.:*** 2107-NID-HDP

***Year Built:*** 1965

**Description:**

The Cultural Heritage Commission will consider a request for a CHC consent approval for a proposal to demolish an existing single-family hillside residence. The existing structure currently consists of 1,582 square feet and was constructed in 1965 and it sits on A 23,207 square foot hillside parcel. An Architectural Historian has provided an Historic Evaluation Report and has determined that the structure is not eligible as a designated Historic Resource. The Commission will review and validate the findings of the report for the purposes of the proposed demolition as required for all structures proposed for demolition that are at least 45 years old and not currently on the City's Historic Inventory. If the CHC finds that the structure is not eligible as a Historic Resource, the project will proceed to the Planning Commission for the proposed replacement construction of a two-story 5,215 square foot single-family residence subject to compliance with current City Zoning standards and environmental review

Discuss & Determine  
Appropriateness

**CONTINUED ITEMS**

**RECOMMENDED  
ACTION**

4. **1963 La France Avenue**

***Applicant:*** Charles Yu

***Project No.:*** 2091-COA

***Year Built:*** 1909

***Architectural Style:*** Mission Revival

***Historic Status Code:*** 5D1

***Historic District:*** La France Craftsman District (Potential District)

**Description:**

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for a proposal for 456.50 sq. ft. single story addition and a new 384.25 sq. ft. second story addition to an existing 2,188 sq. ft., two story Mission Revival style house on an 8,662 sq. ft. lot. The single story addition will consist of a living room and a bedroom. The second story addition will consist of a bedroom with a bathroom. A 123 sq. ft. second story deck is proposed on the rear elevation. All of the proposed additions are located on the rear elevation. The exterior materials for the additions will match the existing. The materials will consist of stucco siding, flat roof, and vinyl windows.

Discuss & Determine  
Appropriateness

5. 1100 Fair Oaks Ave  
*Applicant:* Tako Tyko Signs and Lighting  
*Project No:* 2108 – COA Sign  
*Year Built:* 1921/1936  
*Architectural Style:* Art Deco Influence  
*Historic Status Code:* 5D1  
*Historic District:* N/A

**Description:**

The Cultural Heritage Commission will review a proposed monument sign for the three tenant spaces at the multi-tenant center located at 1100 Fair Oaks Ave. The proposed sign will have a total height of 6 feet (including base) and would be locate at the northwest corner of the property within existing perimeter walls. Proposed signage would be an aluminum fabricated panel with routed out copy backed with translucent acrylic smooth painted satin finish. Only the lettering will be illuminated. The sides and top of the monument sign will be stucco to match the building.

Discuss & Determine  
 Appropriateness

**NEW ITEMS**

**RECOMMENDED  
 ACTION**

6. 520 Arroyo Square  
*Applicant:* Ulises Garcia, Designer  
*Project No:* 2120-COA  
*Year Built:* 1929  
*Architectural Style:* Monterey Revival  
*Historic Status Code:* 2D2  
*Historic District:* Arroyo Square District (Potential District)

**Description:**

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for two additions to an existing 3,777 sq. ft., two story Monterey Revival house on a 14,860 sq. ft. lot. The first addition is a 271 sq. ft. single story addition and it is located on the rear elevation. The addition will consist of enclosing the existing patio cover. The second addition is a 225 sq. ft. second story addition and it is located on the rear elevation. The addition will consist of expanding the existing master bedroom. A new 200 sq. ft. second story deck with a trellis is proposed on the rear elevation. The exterior materials for the additions will consist of stucco siding to match the existing, wood casement windows, and a new wood roof shingles to match the existing.

Discuss & Determine  
 Appropriateness

7. **1633 Bushnell Avenue**  
*Applicant:* John Vandavelde, Architect  
*Project No:* 2130-COA  
*Year Built:* 1912  
*Architectural Style:* Craftsman  
*Historic Status Code:* 5D1  
*Historic District:* Wayne/Bushnell/Fletcher District (Potential District)

**Description:**

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for three additions to an existing 2,637 sq. ft., two story Craftsman house on a 7,750 sq. ft. lot. The first addition is a 41 sq. ft. single story addition and the second addition is a 35 sq. ft. single story addition. Both single additions are located on the rear elevation. The additions will consist of expanding the existing family room and a new powder room. The third addition is a 365 sq. ft. second story addition and it is also located on the rear elevation. The second story addition will consist of a new master bedroom with a master bathroom. A new 56 sq. ft. balcony is proposed on the rear elevation. The exterior materials for the additions will consist of cedar siding shingles, wood casement windows, and composite roof shingles. All the new exterior materials will match the existing.

Discuss & Determine  
Appropriateness

DISCUSSION ITEMS	RECOMMENDED ACTION
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8. **1301 Chelton Way**  
*Applicant:* Glen Duncan  
*Year Built:* 1911  
*Architectural Style:* Mission Revival Influence  
*Historic Status Code:* 1S  
*Historic District:* Ashbourne/Chelton District (Potential District)  
*City Landmark No.:* 11, The Miltmore House and Grounds

Discuss, & Comment

**Description:**

The Cultural Heritage Commission will review a proposal and discuss the possible consideration of a Mills Act for the subject property.

COMMUNICATIONS	RECOMMENDED ACTION
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9. Comments from Council Liaison  
 10. Comments from Commission  
 11. Comments from South Pasadena Preservation Foundation (SPPF) Liaison  
 12. Comments from Staff

Comment  
 Comment  
 Comment  
 Comment

APPROVAL OF MINUTES	RECOMMENDED ACTION
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13. Minutes are not available.

Approve

ADJOURNMENT	RECOMMENDED ACTION
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14. Adjourn to the next meeting on July 19, 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.*

6-18-2018 \_\_\_\_\_  
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)