

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

Thursday, September 6, 2018 at 7:00 p.m.

Conrado Lopez (Chair), Mark Smeaton (Vice-Chair), James Fenske, and Michael Lejeune, Yael Lir
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

RECOMMENDED ACTION

Discuss & Decide

2. No Continued Items

First Reviewed:

Expires on:

Other Reviews: None

NEW ITEMS

RECOMMENDED ACTION

3. 1609 Camden Parkway
Project Number: 2029-NID/DRX
Applicant: Mark Ng
Potential Historic District: Camden/Court District

Discuss & Decide

First Reviewed: 9/6/18

Expires on: 11/6/18

Other Reviews: None

Project Information:

A Design Review Board will consider a request for the approval of a façade change. The change will consist of a 192 sq. ft. new patio with a pitch roof on the entry area and columns. The project also consists of the demolishing of the an existing 400 sq. ft. detached two vehicle garage and a proposal for new 441 sq. ft. detached garage. The existing house is a 3,063 sq. ft. single story house on a 12,195 sq. ft. lot. The garage exterior materials will consist of Hardie panel siding and composite roof shingles.

4. 2060 Meridian Avenue
Project Number: 2079-NID/DRX
Applicant: Ni Kongfu
Potential Historic District: N/A

Discuss & Decide

First Reviewed: 9/6/18

Expires on: 11/6/18

Other Reviews: None

Project Information:

The Design Review Board will consider a request for approval of a proposal to demolish the existing 252 sq. ft. detached garage and approval for a proposal to construct a 1,982 sq. ft. two story second unit with two attached garages. The existing house (unit 1) is a 1,413 sq. ft. single story house on a 8,638 sq. ft. lot. The garage for unit 1 is 451.5 sq. ft. and the garage for unit 2 is 441 sq. ft. The exterior materials for

the structures will match the existing.

5. **1035 Montrose Avenue**
Project Number: 2111-NID/DRX
Applicant: Carlos Parrague
Potential Historic District: N/A

Project Information:

The Design Review Board will review a proposal to demolish an existing 450 sq. ft. detached two vehicle garage and the proposal for a new 572 sq. ft. detached garage with a storage area. The existing house is a 3,012 sq. ft. two story Craftsman “like” style house on an 8,500 sq. ft. lot. The proposed exterior materials for the garage will match the existing house.

Discuss & Decide

First Reviewed: 9/6/18

Expires on: 11/6/18

Other Reviews: None

6. **1131 Marengo Avenue**
Project Number: 2144-DRX
Applicant: Li Sy
Potential Historic District: Marengo/Virginia Place Group

Project Information:

The Design Review Board will consider a request for the approval in regards to a proposal for a 751 sq. ft. single story addition to the existing 1,337.6 sq. ft. single story house on a 5,998 sq. ft. lot. The existing 319 sq. ft. detached garage will be remodel with the proposal of a 181 sq. ft. addition towards the rear of the garage. The total size of the garage will be 500 sq. ft. The exterior materials for the addition and garage will match the existing and consists of smooth stucco and composite roof materials.

Discuss & Decide

First Reviewed: 9/6/18

Expires on: 11/6/18

Other Reviews: None

DISCUSSION ITEMS

RECOMMENDED ACTION

7. **1116 Glendon Way (CONCEPTUAL REVIEW)**
Project Number: 2138-DRX
Applicant: Jim Fenske

Project Information:

A request for a conceptual review regarding the proposal for a façade change to the existing house. 1,100 sq. ft. will be removed from this existing house, creating a courtyard. The existing 600 sq. ft. attached garage will be converted to a new family room.

Comment

This item is for discussion purposes only; no decision shall be made at this time.

COMMUNICATIONS

RECOMMENDED ACTION

8. **Comments from Board Members**
9. **Comments from Staff**

Comment

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

10. **Minutes are not yet available for review**

Approve

ADJOURNMENT

RECOMMENDED ACTION

11. **Adjourn to the next meeting on October 4, 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:

8/27/2018
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)