

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

**Thursday, October 4, 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**

2. **1131 Marengo Avenue**  
***Project Number: 2144-DRX***  
***Applicant: Li Sy, Owner***  
***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

**NEW ITEMS**

**RECOMMENDED ACTION**

3. **817 Orange Grove Place**  
***Project Number: 1750-NID-DRX***  
***Applicant: Peter DeMaria, Architect***  
***Potential Historic District: N/A***

**Project Information:**

The DRB will review a proposal to demolish an existing duplex with a detached garage. The CHC has approved the Historic Evaluation Report and has recommended approval to demolish the existing duplex and the garage. The proposed project consists of a triplex on a 10,091 sq. ft. lot. Unit A will consist of a two story, 2,319 sq. ft. unit. Unit B will consist of a 1,187 sq. ft. single story unit, located below unit C. Unit C consist of a 1,471 sq. ft. unit and it is located on the second floor. Two carports for two vehicles are proposed. A 608 sq. ft. second story deck is proposed for unit C. 240 sq. ft. will be allocated to the common open space area and 205 sq. ft. will be allocated to the private area for unit B. Unit A will have 235 sq. ft. of private area. The exterior materials for structures will consist of smooth stucco siding, wood siding, metal standing seam roofing, frameless glass railing, aluminum windows and sliding doors.

Discuss & Decide

First Reviewed:  
12/16/14  
Re-Noticed For:  
10/4/18  
Expires on: 12/4/18  
Other Reviews: None

4. 92 Pincrest Drive  
*Project Number: 2024-NID-DRX*  
*Applicant: Steve Laub, Owner*  
*Potential Historic District: N/A*

**Project Information:**

The DRB will review a proposal to demolish the existing single-family house with an attached carport. The existing structure consists of a 1,125 sq. ft. single story house on 4,799 sq. ft. lot. The CHC has approved the Historic Evaluation Report and has recommended approval to demolish the existing house with carport. The proposed project consists of 1,678 sq. ft. two story house with a 1,322 sq. ft. basement and a 465 sq. ft. attached garage. The first floor consists of: a foyer, a powder room, a kitchen and a dining/family room. The second floor consists of: a bedroom, a bathroom, a master bedroom a master bath room with a walk-in closet. A 66 sq. ft. second story deck is proposed on the front elevation and a 350 sq. ft. second story deck on the rear elevation. The exterior materials will consist of: Hardie Plank shingle siding, composition roof shingles, and vinyl windows and doors.

Discuss & Decide

First Reviewed: 10/4/18

Expires on: 12/4/18

Other Reviews: None

5. 1116 Glendon Way  
*Project Number: 2138-DRX*  
*Applicant: Jim Fenske, Architect*  
*Potential Historic District: N/A*

**Project Information:**

The DRB will review a proposal for the remodel and the addition to an existing 2,906 sq. ft. two story house on an 8,285 sq. ft. lot. As part of the remodel, some of the existing square footage will be removed. The single story addition will consist of converting the existing 600 sq. ft. garage into a new kitchen and a new family room with a bathroom. The second floor will consist of a new remodel with a 500 sq. ft. addition. The second addition will be of two bedrooms and a bathroom. The existing master bedroom will be reduced in size. A new 520 sq. ft. second story deck is proposed on the south and east elevation of the house. A new 114 sq. ft. second story deck is proposed on the north elevation. An attached single vehicle garage with an attached carport are proposed. The exterior materials for the house will consist of smooth stucco, fiberglass roof shingles, and aluminum clad windows and doors. The house will also consist of a contemporary design.

Discuss & Decide

First Reviewed: 10/4/18

Expires on: 12/4/18

Other Reviews: None

**DISCUSSION ITEMS**

**RECOMMENDED ACTION**

6. 2034 Marengo Avenue  
*Project Number: N/A*  
*Applicant: Steve Dahl, Architect*  
*(CONCEPTUAL REVIEW)*

**Project Information:**

A request for a conceptual review regarding the proposal for a 510 sq. ft. single story addition to an existing 1,438 sq. ft. single story house on a 6,599 sq. ft. lot. A 102 sq. ft. addition is proposed for the detached two vehicle garage. The exterior materials for the addition and garage addition will match the existing.

Discuss & Comment

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

COMMUNICATIONS	RECOMMENDED ACTION
7. Comments from Board Members	Comment
8. Comments from Staff	Comment
APPROVAL OF MINUTES	RECOMMENDED ACTION
9. Minutes are not yet available for review	Approve
ADJOURNMENT	RECOMMENDED ACTION
10. Adjourn to the next meeting on November 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.

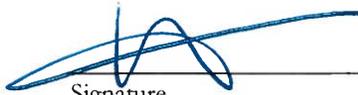
**Appeals:** Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days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

9/28/2018 \_\_\_\_\_  
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)