

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

Thursday, November 1, 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. **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

NEW ITEMS

**RECOMMENDED
ACTION**

3. **296 Saint Albans Avenue**
Project Number: 2146-DRX
Applicant: Cristian Poloni
Potential Historic District: N/A

Project Information:

The DRB will consider a proposal for a 920 sq. ft. third level addition to the existing 1,112 sq. ft. two story house on a 6,124 sq. ft. lot. The 920 sq. ft. addition will consist of: a master bedroom, master bathroom, a new laundry room, a half bathroom and a new library. A 439 sq. ft. deck is proposed from the third level addition. A 97 sq. ft. garage addition is proposed to the existing garage. A 139 sq. ft. addition is proposed to the existing deck on the first level. The exterior siding materials for the addition will match the existing siding. The new windows for the addition will be wood windows.

Discuss & Decide

First Reviewed: 11/1/18

Expires on: 1//18

Other Reviews: None

4. **2025 Cambridge Place**
Project Number: 2162-DRX
Applicant: Paul Shih
Potential Historic District: N/A

Project Information:

The DRB will consider a proposal for an 815 sq. ft. single addition to the existing 1,252 sq. ft. single story house on a 7,490 sq. ft. lot. The 815 sq. ft. addition will consist of two separate additions towards the rear elevation of the house. The first addition is a 318 sq. ft. and it will expand the kitchen area and add a new powder room and a new laundry room. The second addition is 496 sq. ft. and it will add a new master bedroom with a master bathroom. The 496 sq. ft. addition will be connected to the existing garage. The exterior materials for the addition will consist of wood side panel, composition roof shingles, and vinyl windows and doors. A new 105 sq. ft. front porch and an 85 sq. ft. deck in the rear are also proposed.

Discuss & Decide

First Reviewed: 11/1/18

Expires on: 1/1/18

Other Reviews: None

5. **2034 Marengo Avenue**
Project Number: 2168-DRX
Applicant: Steve Dahl, Architect
Potential Historic District: N/A

Project Information:

The DRB will consider a proposal for a 510 sq. ft. single story addition to the existing 1,488 sq. ft. single story house on a 6,660 sq. ft. lot. The 510 sq. ft. addition will consist of: a master bedroom, master bathroom, and a new bathroom. The exterior stucco siding for the addition will match the existing stucco siding. All the existing windows for the house will be changed to clad wood windows. New asphalt roof shingles are proposed for the entire house. A new 69 sq. ft. porch is proposed at the rear elevation. A 102 sq. ft. garage addition is proposed to the existing 303 sq. ft. detached garage. The addition is proposed towards the rear elevation of the garage. The total size of the garage is 405 sq. ft. The proposed siding for the garage addition will match the existing.

Discuss & Decide

First Reviewed: 11/1/18

Expires on: 1/1/18

Other Reviews: None

6. **1746 Hanscom Drive**
Project Number: 2177-EXT
Applicant: Peter Bakhtiari
Potential Historic District: N/A

Project Information:

The proposed project is a request for a 12-month Time Extension on the Planning Approval for a new single-family residence that was previously approved by the Design Review Board on November 3, 2016. The full scope of the project included the demolition of a non-historic single-family residence, and the replacement of a new single-family residence designed in a Modern architectural style. The property was subject to several tree removals, which have been approved. The applicant has obtained demolition permits, and has begun the demolition process along with the tree removals as approved by Public Works and the Natural Resources and Environmental Commission (NREC), with the last public hearing held in July 2017 for approval of the tree removals by the NREC. The project was in Plan Check with Building and Safety, and was ultimately approved, subject to a Grading Permit approval, which is still pending. The applicant brought forward the request for a Time Extension with Planning over the summer of 2018, making their request timely as required by the Code. The Time Extension will carry the Planning Approvals through to November 2019.

Discuss & Decide

First Reviewed: 11/3/16

Re-Noticed For:

11/1/18

Expires on: 1/1/18

Other Reviews: None

7. **1750 Hanscom Drive**
Project Number: 2178-EXT
Applicant: Peter Bakhtiari
Potential Historic District: N/A

Project Information:

The proposed project is a request for a 12-month Time Extension on the Planning Approval for a new single-family residence that was previously approved by the Design Review Board on November 3, 2016. The full scope of the project included the demolition of a non-historic single-family residence, and the replacement of a new single-family residence designed in a Modern architectural style. The property was subject to several tree removals, which have been approved by the Public Works Department and the Natural Resources and Environmental Commission (NREC), with the last public hearing held in February 2018 for approval of the tree removals by the NREC. The Planning approvals are still valid through March 2019, however, the applicant is requesting a preemptive Time Extension in the event of unplanned delays with Plan Check through Building and Safety. If granted, the Time Extension will carry the Planning approvals through March 2020.

Discuss & Decide

First Reviewed: 11/3/16

Re-Noticed For:
11/1/18

Expires on: 1/1/18

Other Reviews: None

DISCUSSION ITEMS

RECOMMENDED ACTION

8. **720 El Centro Street**
Project Number: 2175-DRX
Applicant: Jim Fenske, Architect
(CONCEPTUAL REVIEW)

Project Information:

A request for a conceptual review regarding the proposal for a small second story addition and altering the existing front elevation dormer with a new dormer, to an existing 1,960 sq. ft. two story house on a 6,040 sq. ft. lot. All the existing windows will be replaced with aluminum clad windows. The exterior materials for the addition and the window siding will match the existing.

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

Discuss & Comment

9. **1422 Alhambra Road**
Project Number: 2179-DRX
Applicant: Jim Fenske, Architect
(CONCEPTUAL REVIEW)

Project Information:

A request for a conceptual review regarding the proposal for a 977 sq. ft. new second story addition to an existing 1,382 sq. ft. single story house on a 6,740 sq. ft. lot.

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

Discuss & Comment

COMMUNICATIONS

RECOMMENDED ACTION

10. Comments from Board Members
 11. Comments from Staff

Comment
 Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

12. Minutes are not yet available for review

Approve

13. Adjourn to the next meeting on December 6, 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:

10/22/2018
Date

[Handwritten Signature]
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)