

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

**Thursday January 17, 2019 at 6:45 P.M.**

**City Council Chambers, 1424 Mission Street**

Mark Gallatin (Chair), Rebecca Thompson, William Cross, Kristin Morrish  
Michael A. Cacciotti, Council Liaison  
Darby Whipple, 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. 1422 Alhambra Road (Notice of Intent to Demolish)**

***Applicant:* James Fenske**

***Project No.:* 2179-NID-DRX**

***Year Built:* 1923**

***Historic District:* N/A**

**Description:**

The Cultural Heritage Commission will consider a request for a CHC consent approval for a proposal to demolish an existing 400 square foot detached two-car garage and significant alteration to the existing single-family home. The primary residential structure consists of an existing single-story Craftsman-Style home of approximately 1,382 square feet. The applicant is proposing to add a second story to the residence, and construct a new detached 500 square foot garage. The new second floor addition will be 977 square feet for a total of 2,359 square feet for the primary structure. Additionally, the applicant is proposing a façade change to convert the architectural styling to a Mediterranean style architecture. An Architectural Historian has provided an Historic Evaluation Report and has determined that the structure is 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 Design Review Board for the proposed addition and façade change subject to compliance with current City Zoning standards.

Discuss & Determine  
Appropriateness

<sup>1</sup> Agenda was revised on January 14, 2019 for the removal of "Victor Holz" as commissioner; removal of Item #4 1919 Marengo Avenue; addition of Discussion Item 10 Subcommittee for Historic Apartment District; addition of Discussion Item 11 Review of existing Subcommittees and addition of Discussion Item 12 appointing of Chair and Vice Chair.

**CONTINUED ITEMS****RECOMMENDED ACTION**

3. **1314 Stratford Avenue**  
*Applicant:* Thomas Agius  
*Project No:* 2166-COA  
*Year Built:* 1914  
*Architectural Style:* Craftsman  
*Historic Status Code:* 5D1  
*Historic District:* Marengo School Craftsman District (Potential District)

**Description:**

The Cultural Heritage Commission will review a request for the proposal for a 135 single story and new 954 second story addition to an existing 1,664 sq. ft. single story Craftsman style house on a 7,915 sq. ft. lot. The single story addition will consist of a family room and bedroom. The second story addition will consist of a bedroom, a bathroom, a master bedroom, master bathroom, and two closets. The exterior materials for the addition will match the existing house materials. A 105 sq. ft. addition is proposed to the existing 336 sq. ft. detached garage. The new garage size will be 500 sq. ft. The exterior materials for the garage addition will match the existing.

Discuss & Determine  
Appropriateness

**NEW ITEMS****RECOMMENDED ACTION**

4. **800 Fair Oaks Avenue**  
*Applicant:* Richard Kim  
*Project No:* 2190-COA  
*Year Built:* 1911  
*Architectural Style:* Classical Revival  
*Historic Status Code:* 5S1  
*Historic District:* N/A

**Description:**

The Cultural Heritage Commission will review a request for the proposal for 5 new awning signs. All the awnings will be Forest Green with white "Gillsans" 5" font lettering. The three awnings on Hope Street will read, "KJ TOFU HOUSE" "KOREAN BBQ" "BIBIMBAP". The two awnings on Fair Oaks Avenue will read "KJ TOFU HOUSE" and "KOREAN BBQ". The proposed awning design will match the existing adjacent awnings. Outdoor dining is also proposed on Fair Oaks Avenue and Hope Street. The outdoor dining requires an Administrative Use Permit which is reviewed and approved by staff. The outdoor dining also requires an encroachment permit from the Public Works Dept.

Discuss & Determine  
Appropriateness

5. **1228 Milan Avenue**  
*Applicant:* Susan Masterman  
*Project No:* 2198-COA MOD  
*Year Built:* 1917  
*Architectural Style:* Spanish Colonial Revival  
*Historic Status Code:* 4D2  
*Historic District:* N/A

Discuss & Determine  
Appropriateness

**Description:**

The Cultural Heritage Commission will review the proposal for the modification to a previously approved Certificate of Appropriateness (2121-COA, May 2018). The applicant is proposing to square off the second story addition with a 240 square foot bedroom addition. The materials for the additional will match the existing. The project, as previously approved, is currently in the construction framing stage two.

**6. 1920 Mill Road**

*Applicant:*

*Project No:* 2182-COA

*Year Built:* 1924

*Architectural Style:* English Revival

*Historic Status Code:* 5D1

*Historic District:* North Milan District (Potential District)

**Description:**

The Cultural Heritage Commission will review the proposal for a 414 sq. ft. single story addition to an existing 1,164 sq. ft. single story English Revival house on a 7,682 sq. ft. lot. The addition will consists of a new master bedroom and bathroom. The exterior materials will match the existing house. A 15” diameter grapefruit tree is to be removed. Please contact Public Works Department for more information at 626-403-7240, regarding the tree.

Discuss & Determine  
Appropriateness

**7. 181 Monterey Road**

*Applicant:* Jeffrey Su

*Project No:* 2188-COA

*Year Built:* 1946

*Architectural Style:* Minimal Traditional

*Historic Status Code:* 5S3

*Historic District:* N/A

**Description:**

The Cultural Heritage Commission will review the consider a request to de-list a Minimal Traditional style home at 181 Monterey Rd from the City’s Inventory of Cultural Resources (the “Inventory”). An architectural historian has analyzed the potential impacts of de-listing 181 Monterey Rd from the Inventory as part of the City contracted CEQA process for a proposed project on site and determined that this action would not have an impact to the environment because the house does not appear eligible under any of the 11 criteria of the South Pasadena Cultural Heritage Ordinance (SPMC 2.63b). Furthermore, when listed on the South Pasadena Inventory of Historical Resources no survey form was prepare to support specific findings. A mitigated Negative Declaration is being prepared for the subsequent project.

Discuss & Determine  
Appropriateness

**DISCUSSION ITEMS**

**RECOMMENDED ACTION**

**8. Certified Local Government (CLG) Annual Report for 2017-2018**

The Commission will review a draft annual report that identifies all of the City’s Historic Preservation activities for the reporting period of October 1, 2017 through

Discuss, & Comment

September 30, 2018. The annual report is submitted to the State Office of Historic Preservation in compliance with the City's participation in the Certified Local Government Program.

9. **2010 Oxley Street**  
*Project No.: 2183-COA*  
*Year Built: 1908*  
*Architectural Style: Craftsman*  
*Historic Status Code: 5D1*  
*Historic District: N/A*
- Description:** Discuss & Comment  
 The applicant is requesting feedback from the Commission regarding a 940 sq. ft. addition for the first and second floor to an existing 1,289 single story house on a 8,006 sq. ft. lot.
- This is for discussion purposes only, no decision will be made at this time.*
10. The Cultural Heritage Commission will discuss the consideration of forming a subcommittee for review of a potential historic district identified as 1940's apartment district (South of Grevelia St, bordered by Brent Ave, Park Ave, encompassing Palermo Ln). Discuss, & Comment
11. The Cultural Heritage Commission will discuss current subcommittees for review of active members. Discuss, & Comment
12. The Cultural Heritage Commission will discuss nominations for Chair and Vice Chair. Discuss, & Comment

COMMUNICATIONS	RECOMMENDED ACTION
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|---|---------|
| 13. Comments from Council Liaison                                       | Comment |
| 14. Comments from Commission  | Comment |
| 15. Comments from South Pasadena Preservation Foundation (SPPF) Liaison | Comment |
| 16. Comments from Staff   | Comment |

APPROVAL OF MINUTES	RECOMMENDED ACTION
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| 17. Minutes of the September 20, 2018                        | Approve |
| 18. Minutes of the October 18, 2018                          | Approve |
| 19. Minutes of the Special Meeting for the October 23, 2018  | Approve |
| 20. Minutes of the Special Meeting for the December 20, 2018 | Approve |

ADJOURNMENT	RECOMMENDED ACTION
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| 21. Adjourn to the next meeting on February 21, 2019 at 6:45 p.m. | Adjourn |
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*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.*

1-14-2019  
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)