

*City of South Pasadena*  
**CULTURAL HERITAGE COMMISSION**

**REVISED**

**Thursday February 21, 2019 at 6:45 P.M.**

**REVISED<sup>1</sup>**

**City Council Chambers, 1424 Mission Street**

Mark Gallatin (Chair), Rebecca Thompson (Vice Chair), William Cross, Kristin Morrish, Steven Friedman  
Robert S. Joe, 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. 185 Monterey Road**

***Applicant:* Jeffrey Su**

***Project No:* 2188-NID**

***Year Built:* 1946**

***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 777 square foot Minimal Traditional style home and ancillary 120 square foot shed at 185 Monterey Rd. An architectural historian has analyzed the potential impacts of demolishing 185 Monterey Rd 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). A mitigated Negative Declaration is being prepared for the replacement project. The Commission will review and validate the findings of the report 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 15 unit residential building subject to compliance with current City Zoning standards.

Discuss & Determine  
Appropriateness

<sup>1</sup> Agenda revised on February 19, 2019 to reflect a change to the following:

- Item 13 was added to reflect the addition of Discussion Item for 209 Beacon Avenue.

3. **187 Monterey Road**  
*Applicant:* Jeffrey Su  
*Project No:* 2188-NID  
*Year Built:* 1947  
*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 1518 square foot Minimal Traditional style home and ancillary 120 square foot shed at 187 Monterey Rd. An architectural historian has analyzed the potential impacts of demolishing 187 Monterey Rd 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). A mitigated Negative Declaration is being prepared for the replacement project. The Commission will review and validate the findings of the report 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 15 unit residential building subject to compliance with current City Zoning standards

Discuss & Determine  
 Appropriateness

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

4. **No Continued Items**

Discuss & Determine  
 Appropriateness

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

5. **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 demolish a Minimal Traditional style home at 181 Monterey Rd removing the property 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

Discuss & Determine  
 Appropriateness

Resources no survey form was prepare to support specific findings. A mitigated Negative Declaration is being prepared for the subsequent project.

- 6. **2010 Oxley Street**  
**Applicant: Jennifer Trotoux**  
**Project No.: 2183-COA**  
**Year Built: 1908**  
**Architectural Style: Craftsman**  
**Historic Status Code: 5D1**  
**Historic District: N/A**

**Description:**

The Cultural Heritage Commission will review the proposal for an approximately 150 sq. ft. first story and 714 sq. ft. second story addition to an existing 1,289 sq. ft. single story Craftsman house on a 8,015 sq. ft. lot. The addition will consist of a remodeled kitchen and bath on the first floor, new master suite and office on the second floor including a new deck and balcony. The exterior materials will match the existing house.

Discuss & Determine  
Appropriateness

- 7. **2000 Fremont Avenue**  
**Applicant: Miguel Angel Iriarte**  
**Project No: 2199-COA**  
**Year Built: 1926**  
**Architectural Style: Tudor Revival**  
**Historic Status Code: 5S3**  
**Historic District:**

**Description:**

The Cultural Heritage Commission will review the proposal for the demolition of the existing 344 sq. ft. detached garage and the proposal of a new 761 detached with a 17'8" high roof. The proposed design of the garage is American Tudor as is the existing house. The garage will consists of a two vehicle garage with storage/workspace area. The materials of the garage will consists of stucco siding, one wood window, metal garage door (relocating existing), and asphalt roof shingles.

Discuss & Determine  
Appropriateness

- 8. **1036 Hope Street**  
**Applicant: Jake Webber**  
**Project No: 2195-COA**  
**Year Built: 1922**  
**Architectural Style: Craftsman**  
**Historic Status Code: 5D1**  
**Historic District: North of Mission District Addition**

**Description:**

The Cultural Heritage Commission will review the proposal for an approximately 345 sq. ft. single story addition to an existing 816 sq. ft. single story Craftsman house on a 3,046 sq. ft. lot. The addition will consist of a new Family Room. The exterior materials will match the existing house. No Trees are proposed for removal.

Discuss & Determine  
Appropriateness

9. **2050 Ashbourne Drive**  
*Applicant:* LCRA Architecture - Raffi Agaian  
*Project No:* 2203-COA  
*Year Built:* 1927  
*Architectural Style:* Mediterranean Influence  
*Historic Status Code:* 3D  
*Historic District:* Ashbourne/Chelton District (Potential District)

**Description:**

The Cultural Heritage Commission will review the proposal for a 100 sq. ft. first story and 339 sq. ft. second story addition to an existing 5,282 sq. ft. two story Mediterranean Influenced house on a 52,024 sq. ft. lot. The addition will consist of an expansion to the kitchen and remodel on the first floor, new retreat and remodel of the second floor. The exterior materials will match the existing house. No Trees are proposed for removal.

Discuss & Determine  
 Appropriateness

DISCUSSION ITEMS	RECOMMENDED ACTION
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10. **Work Plan for Calendar Year 2019**

**Information:**

The CHC will discuss and outline a short list of achievable goals for calendar year 2019 subject to the approval of the Department. The work plan is a new effort by the City Council to further communicate the goals and achievements of the City's commissions.

Discuss & Comment

11. **Calendar – Approval of Meeting Dates for 2019**

**Information:**

The CHC will review the calendar dates of the regularly scheduled meeting times.

Approve

12. **Review of Current Mills Act Contracts**

**207 Oaklawn Avenue**

*Applicant:* Mike Lesnever

*Year Built:* 1922

*Architectural Style:* Craftsman

*Historic Status Code:* 5D1

*Historic District:* North of Mission District Addition

Discuss & Comment

**Description:**

The Cultural Heritage Commission shall review the progress made towards the completion of preservation work stipulated in the Mills Act contracts that are scheduled for review this year and Mills Act contracts that are 10 years or older, per SPMC 2.68(b)(1)(E)(iii)

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

13. **209 Beacon Avenue**

***Applicant:*** Gail and Mark Wilson

***Year Built:*** 1900-1962

***Architectural Style:*** California Modern

***Historic Status Code:*** 4S2

***Historic District:*** Buena Vista / Prospect Addition

Discuss & Comment

**Description:**

The Commission will consider a Letter of Intent to enter into a Mills Act contract for Landmark No. 52 (the Whitney R. Smith House and Studio). The Commission may appoint a subcommittee to review this request and set up an on-site meeting to inspect the condition of the property and discuss any potential items for restoration that may be needed.

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

  

APPROVAL OF MINUTES	RECOMMENDED ACTION
18. Minutes of the Regular Meeting for September 20, 2018	Approve
19. Minutes of the Regular Meeting for October 18, 2018	Approve
20. Minutes of the Special Meeting for the October 23, 2018	Approve
21. Minutes of the Regular Meeting for the December 20, 2018	Approve
22. Minutes of the Regular Meeting for January 17, 2019	Approve

  

ADJOURNMENT	RECOMMENDED ACTION
23. Adjourn to a Special meeting on March 21, 2019 at 8:15 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.*

2-19-2019  
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)