

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

**SPECIAL MEETING**

**Thursday, March 7, 2019 at 8:30 p.m.**

Mark Smeaton (Vice-Chair), Samantha Hill, Kay Younger, 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**

2. No Continued Items

**NEW ITEMS**

**RECOMMENDED  
ACTION**

3. 1422 Alhambra Road  
*Project Number:* 2179-NID-DRX  
*Applicant:* Jim Fenske, Architect  
*Potential Historic District:* N/A

**Project Information:**

The Design Review Board will consider a proposal to demolish an existing 400 square foot detached, two-vehicle garage and a change of design to the existing single-family house. The existing structure is 1,382 sq. ft. single-story house on a 6,740 sq. ft. lot. The new design for the house is a Mediterranean/Santa Barbara style architecture. The proposal is regarding a 1,065 sq. ft. second story addition. The addition will consist of two bedrooms, a bathroom, a master bedroom with a master bathroom and walk-in closet. A 50 sq. ft. balcony is proposed on the rear second floor master bedroom addition. The exterior materials will consist of stucco siding, clay roof tiles, and wood clad windows. A new 417 sq. ft. detached garage is proposed at the rear of the property. Three trees will be removed from the property - two palm trees in the rear of the property and one Liquid Amber tree that shall be subject to approval from the Public Works Department.

Discuss & Decide  
First Reviewed: 3/7/19

Other Reviews:  
CHC Review in January  
2019 for the approval of  
the demolition

**Environmental Review:**

City Staff has determined that the project is Categorical Exempt under CEQA Article 19, Section 15301, Class 1 - Existing Facilities:

- (a) Interior or exterior alterations
- (e) Additions to existing structures provided that the addition will not result in an increase of more than:
  - (2) 10,000 square feet if:
    - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
    - (B) The area in which the project is located is not environmentally sensitive.

- (L) Demolition and removal of individual small structures
- (1) One single-family residence
- (4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

4. **1326 Fair Oaks Avenue (Hi-Life Restaurant)**

***Project Number: 2204-DRX***  
***Applicant: Steven Dahl, Architect***  
***Potential Historic District: N/A***

**Project Information:**

A proposal to add a 622 sq. ft. of outdoor dining area with a minor façade change to the existing 1,901 sq. ft. restaurant building on a 10,710 sq. ft. lot. The outdoor dining area will be located on the first floor of the front elevation and on the south side elevation of the building. A 23' 9"ht. two story outdoor dining tower is proposed on the front elevation of the building. A 53 sq. ft. addition is proposed on the south side elevation. A new "Hi Life Burger" wall sign and a blade sign are proposed. The signage is not a part of this approval and will be reviewed in another DRB meeting. The proposed exterior materials for the outdoor dining tower and the addition will match the existing. There is no change to the existing parking. The outdoor dining will be subject to the approval of an Administrative Use Permit per South Pasadena Municipal Code Section 36.350.130.

Discuss & Decide  
 First Reviewed: 3/7/19

Other Reviews:  
 None

**Environmental Review:**

City Staff has determined that the project is Categorically Exempt under CEQA Article 19, Section 15301, Class 1 - Existing Facilities:

- (a) Interior or exterior alterations
  - (e) Additions to existing structures provided that the addition will not result in an increase of more than:
    - (1) 50 percent of the floor areas of the structures before the addition, or 2,500 square feet, whichever is less.
- Section 15311, Class 11 – Accessory Structures
- (a) On-premise signs

5. **621 Camino Cerrado**

***Project Number: 2113-DRX***  
***Applicant: Ernie Benavides***  
***Potential Historic District: N/A***

**Project Information:**

The DRB will consider a Design Review proposal regarding a 614 square foot single story addition to an existing 2,152 single story house on a 10,619 square foot lot. The 614 square foot addition is comprised of 570 square feet to the rear of the house and 44 square feet at the entry. The remodel will allow for a new family room and bedroom, as well as remodeling to the kitchen, master suite and laundry area. New materials will match the existing stucco finish. One Kassod tree (Senna Siamea), an unprotected tree, will be removed for the addition

Discuss & Decide  
 First Reviewed: 3/7/19

Other Reviews:  
 None

**Environmental Review:**

City Staff has determined that the project is Categorically Exempt under CEQA Article 19, Section 15301, Class 1 - Existing Facilities:

- (a) Interior or exterior alterations
- (e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor areas of the structures before the addition, or 2,500 square feet, whichever is less.

## DISCUSSION ITEMS

## RECOMMENDED ACTION

### 6. 1105-1115 Mission Street

*Project Number:* 2034-CUP-COA-DRX-VTPM

*Applicant:* Mission Bell Properties, LLC

*Potential Historic District:* N/A

#### **Project Information:**

The Design Review Board will provide input on a proposed three story mixed use project with two levels of subterranean parking on an approximately 31,113 square foot site. Restaurant and general retail commercial uses are proposed on the first level fronting Mission Street and Fairview Avenue. Residential uses are proposed on the ground floor level at the rear of the commercial uses and within two stories above commercial uses. Residential uses consist of 36 condominium units in a mix of one bed lofts and one and two bedroom units. The project site is comprised of two parcels developed with three commercial buildings, one of which is listed on the "City of South Pasadena Inventory of Historic Resources" (Inventory). Pursuant to the City's Zoning Code, the Planning Commission will be the design review body because the project also requires approval of a CUP, Tentative Parcel Map, and Certificate of Appropriateness. For this reason the Design Review Board will not be taking an action on the proposed project but will provide input to the applicant on the overall design.

Discuss & Comment

**Note: No Decision will be made, the DRB will only provide input and design recommendations.**

### 7. 1675 Amberwood Drive

*Project Number:* N/A

*Applicant:* John Cataldo, Architect

*Potential Historic District:* N/A

#### **Project Information:**

The Tropical Gardens apartment Complex located at 1675 Amberwood Drive, South Pasadena, was built in 1957. The 26 unit apartment building is located in the Residential High Density zoning district (RH). Dry rot caused by water intrusion occurring over an extended period of time has damaged the Complex's four cantilevered balconies to such an extent that the balconies cannot be repaired and must be removed.

The removed balconies are to be replaced with an element consisting of a slightly angled vertical façade that is identical to numerous such elements that currently exist at the Complex. Accordingly, the proposed facades seamlessly marry with and preserve the existing style and look of the Complex. Additionally, the proposed facades do not carry with them the seismic risks associated with the cantilevered balconies.

The balconies currently provide limited private open space for the existing tenants as may be required currently by SPMC Section 36.350.190.

**Note: No Decision will be made, the DRB will only provide input and design recommendations.**

8. Board Reorganization

Elect

**Information:**

The DRB will consider its annual reorganization to select a Chair and Vice-Chair.

**COMMUNICATIONS**

**RECOMMENDED ACTION**

9. Comments from Board Members

Comment

10. Comments from Staff

Comment

**APPROVAL OF MINUTES**

**RECOMMENDED ACTION**

11. Review of Minutes from:

Approve

- May 2018, June 2018, July 2018

**ADJOURNMENT**

**RECOMMENDED ACTION**

12. Adjourn to the next meeting on April 4, 2019

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:

3/1/2019  
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)