

*City of South Pasadena*  
**DESIGN REVIEW BOARD**  
**Amedee O. "Dick" Richards, Jr. City Council Chambers**  
**(Mayor's Conference Room)**  
**1424 Mission Street**

**Tuesday, May 7, 2013 7:00 p.m.**

Conrado Lopez (Chair), Lawrence Abelson (Vice Chair), James Fenske, Amy Nettleton, and Susan Masterman  
Knarik Vizcarra, Staff Liaison

**NON-AGENDA ITEMS**

**REVIEW TYPE**

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**

**REVIEW TYPE**

2. **Address: 1716 Camino Lindo**  
**Project Number: 1599 - DRX**  
**Applicant: David Johnson, Designer**  
**Project Information:**

A request for Design Review for a façade change and an 50 square foot addition to the front of the house. The addition will result in the front entry door to be pulled toward the front of the property. Proposed exterior changes include removal of decorative stone along the front elevation as well as replacement of the existing chimney. Some of the windows along the front elevation will be reduced in size, and all aluminum windows on the house will be replaced with vinyl windows.

First Reviewed: 4/16/13  
Expires on: 6/2/13  
Past: None  
Other Reviews: None

3. **2033 Primrose Avenue**  
**Applicant: Ho Yu Chich**  
**Project #: 1605 - DRX**  
**Description:**

A request for Design Review approval for a 923 sq. ft. single story addition to an existing 1,520 sq. ft. single story house on a 7,500 sq. ft. lot. A new 441 sq. ft. detached garage is being proposed. The existing 200 sq. ft. single vehicle garage will be demolished. The addition will consist of adding a bedroom with bathroom, a master bedroom with master bathroom, and a laundry room. The exterior materials will consist of; LP Smartside Precision Panel siding for the addition and garage, vinyl windows, and asphalt roof shingles for the addition and garage. The roof materials will match the existing house.

First Reviewed: 4/16/13  
Expires on: 6/16/13  
Past: None  
Other Reviews: None

**NEW ITEMS**

4. **Address: 2010 Monterey Road**  
**Project Number: 1611 - DRX**  
**Applicant: Steve Dahl, Architect**  
**Project Information:**

A request for Design Review approval for a 134 sq. ft. single story addition to the rear elevation and a 262 sq. ft. second story addition onto an existing, 3,048 sq. ft. two story house on a 10,289 sq. ft. lot.. The single story addition will consist of expanding the family room and creating a wider opening to the kitchen. The second story addition will consist of enclosing an existing balcony and creating a new master closet and sitting area. The proposed windows will be American Vision windows and other windows in the house will be replaced. The color, trim, roofing materials, and siding materials will match existing. This is a change from the October 2, 2012 DRB approval.

First Reviewed: 5/7/13  
 Expires on: 6/2/13  
 Past: None  
 Other Reviews: None

**DISCUSSION ITEMS**

**RECOMMENDED ACTION**

**5. 145 Pasadena Ave**

A conceptual review for façade change to three office buildings located on site. This item is for discussion purposes only; no decision shall be made at this time.

Discuss and Provide Feedback

**5. 1840 Mission Street**

A conceptual review for a 560 sq. ft. second story addition to an existing second story house on 10,500 sq. ft. house. The proposed addition will be located on Front and side elevation. This item is for discussion purposes only; no decision shall be made at this time.

Discuss and Provide Feedback

**6. Staff Comments**

Comment

**7. Board Member Comments**

Comment

**APPROVAL OF MINUTES**

**RECOMMENDED ACTION**

**8. Minutes**

Approve

**ADJOURNMENT**

**RECOMMENDED ACTION**

**9. Adjourn to the next regular meeting on May 21, 2013 at 7:00 pm**

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 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 Design Review Board 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.

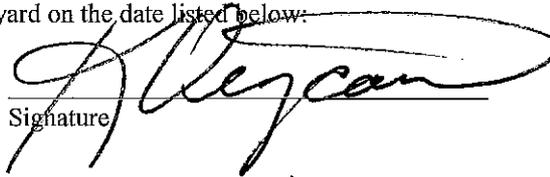
**Appeals:** Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days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

5/3/2013  
Date

  
Signature