

City of South Pasadena
CULTURAL HERITAGE COMMISSION

Thursday, June 20, 2013 6:45 P.M.

Council Chambers, 1424 Mission Street

Robert Conte (Chair), John Lesak (Vice-Chair), West J. De Young, James McLane, Deborah Howell-Ardila

Michael Cacciotti, Council Liaison

John Mayer, Staff Liaison

NON-AGENDA PUBLIC COMMENT PERIOD

RECOMMENDED ACTION

1. 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 agendaize any of the items for future discussion.

CONTINUED APPLICATIONS

RECOMMENDED ACTION

2. **1040 Garfield Avenue**
Applicant: Peter De Maria, Architect
Project #: 1484-COA

Project Description:

A request for a Certificate of Appropriateness for the approval in regards to the unpermitted garage conversion into a 1,163 sq. ft. living area, the unpermitted conversion of a 640 sq. ft. carport in to a detached 640 sq. ft. garage, a proposed new single story addition of 720 sq. ft., a 200 sq. ft. storage addition to the detached garage, and a proposed 476 sq. ft. deck. The 720 sq. ft. addition will consist of a dining area, a kitchen, and a sitting area. The proposed exterior materials for the addition will consist of; aluminum clad windows, James Hardie siding on the north elevation, tempered glass on the south elevation, and composite roof shingles or a flat roof. The CHC will decide the best proposal for the roof. The exterior garage materials consist of James Hardie siding and composite roof shingles. The same materials will be used for the garage addition. The 476 sq. ft. deck will be located in the rear and will be made out of wood.

Discus and Determine
Appropriateness

The current proposal would require the removal of one (1) 15" Ash Tree. If the Cultural Heritage Commission approves this project, the Natural Resources and Environmental Commission (NREC) would then review the proposal to remove the tree at a future meeting.

3. **1812 Fletcher Avenue**
Applicant: Denise C. Tomlan, Architect
Project #: 1603-COA

Project Description:

A Certificate of Appropriateness request for the demolition of a 298 sq. ft. detached garage and construct a new 637 sq. ft. detached garage with a workshop area. The project will also consist of a 196 sq. ft. wood trellis and interior remodeling of the main structure. The garage and trellis are both located on the rear of the property, behind the house. The garage materials will consist of Board and Batten to match the existing garage, high profile asphalt roof shingles, an authentic divided lite wood window to match the house, and split redwood shingles to match the house.

Discus and Determine
Appropriateness

4. **820 Milan Avenue**
Applicant: Tom Nott, Architect

Project #: 1589-COA

Project Description:

A request for a Certificate of Appropriateness for changing the wood post on the front porch and on the second story balcony within the front of the house. The project was recently granted a Certificate of Appropriateness on February 21, 2013 for a 9 sq. ft. addition, and exterior changes, replacing wood siding panels with James Hardie board panels and replacing stucco siding will with James Hardie board panels.

Discuss and Determine
Appropriateness

5. 1723 Gillette Crescent

Applicant: Tom Nott, *Architect*

Project #: 1617-COA

Project Description:

A request for a Certificate of Appropriateness for a new 564 sq. ft. second story addition to an existing 1,467 sq. ft. single story, Spanish Colonial house on a 6,140 sq. ft. lot. The new second story will consist of a master bedroom, bathroom, and a study. A small covered deck will over hang off the master bathroom and a covered balcony will hang off the study at the front of the house. The proposed materials will match the existing; stucco siding, casement wood windows, and mission clay tile roofing. The new balcony and deck will be made of wood.

Discuss and Determine
Appropriateness

6. 629 Grand Avenue

Applicant: Isabel C. Ivanov, *Homeowner*

Project #: 1618-COA

Project Description:

A request for a Certificate of Appropriateness for the unpermitted demolition of a historic 194 sq. ft. detached garage and the approval for a new 194 sq. ft. detached garage with an attached 200 sq. ft. pool-house. The new garage and pool-house will consist of Hardie board planks side materials, vinyl windows, a roll up door, and a flat roof.

Discuss and Determine
Appropriateness

NEW ITEMS

**RECOMMENDED
ACTION**

7. 804 Stratford Avenue

Applicant: Mark and Christina Ghaly, *Home Owners*

Project #: 1624-COA/DRX

Project Description:

A request for a Certificate of Appropriateness and Design Review approval to construct a proposed 494 square foot two story addition and a 132 square foot deck located at the rear of the house. The first floor addition would be 366 square feet, located at the rear of the existing house next to the proposed deck. A 128 square foot addition is proposed along the southern portion of the existing second floor. Exterior materials would consist of aluminum clad windows, Hardie siding, wood window trim to match the existing house, and composition shingle roofing.

Discuss and Determine
Appropriateness

- 8. 613 Meridian Avenue**
Applicant: Joe Venegas, Home Owner
Project #: 1600-COA/DRX

Project Description:

A request for a Certificate of Appropriateness and Design Review approval for a front and rear addition to an existing two story home, as well as construction of a new detached 2-car garage with a 196 square foot attached accessory structure. The proposed addition to the front of the house consists of the rebuilding and enlarging of the existing front entry porch, adding 109 square feet and extending it along the front façade, while adding a second floor deck above the front porch. An existing sleeping porch located at the northeast corner of the house is proposed to be enclosed and converted into a bathroom. The proposed rear addition consists of 652 square foot two story addition. Proposed exterior materials consist of lap siding and asphalt shingle roof to match the existing house, and wood dual paned windows.

Discuss and Determine
 Appropriateness

- 9. 1019 Mission Street**
Applicant: Prahbat K. Raina, Business Owner
Project #: 1608-COA

Project Description:

A request for a Certificate of Appropriateness to install two fascia band signs (one along Mission Street and another along Diamond Ave), as well as a blade at the front elevation of a new restaurant called “ARO” proposed at 1019 Mission Street. A steel awning is proposed to be installed over the front door and the windows to the east; and the front door is proposed to be replaced. All proposed signage consist of a metal finish. The fascia band signs are proposed with halo lighting.

Discuss and Determine
 Appropriateness

- 10. 1020 H Mission Street**
Applicant: Moji Z. Shand, Business Representative
Project #: 1605-COA

Project Description:

A request to install a steel framed fabric awning sign above the windows and door for the subject business. The proposed awning will be green with white lettering for the signage that will read “Duncan Taylor.”

Discuss and Determine
 Appropriateness

NEW BUSINESS

**RECOMMENDED
 ACTION**

- 11. City Library Plaque**

Staff is requesting comments from the Commission regarding the location and placement of a plaque on the City’s Community Room (an original Carnegie Library).

Discuss and Provide
 Comment

- 12. Status of Mills Act Contract Holders**

Staff will provide an update to the Commission regarding the status of Mills Act Contracts that the Commission will review at a future meeting.

Receive and File

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 Liaison | Comment |
| 16. Comments from Staff | Comment |

APPROVAL OF MINUTES**RECOMMENDED ACTION**

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| 17. Minutes of the regular meeting of November 15, 2012 | Approve |
| 18. Minutes of the regular meeting of January 20, 2013 | Approve |
| 19. Minutes of the regular meeting of May 23, 2013 | Approve |

ADJOURNMENT**RECOMMENDED ACTION**

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| 20. Adjourn to the next meeting on July 18, 2013 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 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)

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.

6/13/13

Date

A handwritten signature in black ink, appearing to read 'J. Vega', is written over a horizontal line.

Signature