

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

**Tuesday, February 18, 2014 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. No Continued Items.

**NEW ITEMS**

**REVIEW TYPE**

3. **Address: 2016 Fletcher Avenue**

**Project Number: 1684 –DRX**

**Applicant: Daphne Sergio Gonzalez, Architect**

**Project Information:**

A request for Design Review approval for a 847 sq. ft. single story addition to an existing 1,369 sq. ft. single story house on a 8,000 sq. ft. lot. The addition will consist of a new family room and a new kitchen. A new 441 sq. ft. detached garage is also being proposed. The exterior materials will consist of new wood panel siding for the entire house. The roof materials will be composition shingles to match existing. New Milgard white vinyl windows are being proposed. A new 169 sq. ft. wood deck is being proposed in the rear elevation.

First Reviewed: 2/18/14

Expires on: 4/18/14

Past: None

Other Reviews: None

4. **Address: 915 Adelaine Avenue**

**Project Number: 1683 – DRX**

**Applicant: Dahl Architects Inc.**

**Project Information:**

A request for Design Review approval for a new 929 sq. ft. addition plus a new 206 sq. ft. rear porch to the first floor of an existing 1,971.5 sq. ft. single story house on a 7,500 sq. ft. lot. The new 929 sq. ft. addition will be towards the rear of the dwelling unit, none visible from the street. The addition will consist of a new bedroom, office area, and a family room. The proposed exterior materials will match the existing. The applicant is also proposing a façade change that consists of new 90 sq. ft. front porch, new garage doors, new outdoor lighting, and board siding.

First Reviewed: 2/18/14

Expires on: 4/18/14

Past: None

Other Reviews: None

**5. Address: 1031 Grevelia Street**  
**Project Number: 1640-DRX**  
**Applicant: Scott Klinger, Designer**  
**Project Information:**

A request for Design Review approval for a 579 sq. ft. single story addition to an existing 976 sq. ft. single story house on a 8,167 sq. ft. lot. The addition will consist of a master bedroom addition with a master bathroom and master walk-in closet. A new utility room is also being proposed. The exterior materials will consist of stucco texture and color to match existing, Spanish tile shape and color to match existing, and wood windows.

First Reviewed: 2/18/14  
 Expires on: 4/18/14  
 Past: None  
 Other Reviews: None

**6. Address: 1628 Wayne Avenue**  
**Project Number: 1689-DRX**  
**Applicant: Mr. and Mrs. Martinez-Miller**  
**Project Information:**

A request for Design Review approval for façade changes to an existing house. Proposed work includes:

- 1) Replacing existing windows, and altering window configuration;
- 2) Removing an existing trellised area at the front; and,
- 3) Removing an existing porch enclosure to expose the front porch.

First Reviewed: 2/18/14  
 Expires on: 4/18/14  
 Past: None  
 Other Reviews: None

**7. Address: 808 Braewood Court**  
**Project Number: 1664 -DRX**  
**Applicant: David Reaume, Designer/Contractor**  
**Project Information:**

A request for Design Review approval for 340 square foot two story addition to an existing two story 3,992 square foot house. 71 square feet is proposed on the first floor to expand the front entry area; the remaining square footage is proposed on the second floor. Extensive façade changes are also proposed as part of this project.

First Reviewed: 2/18/14  
 Expires on: 4/18/14  
 Past: None  
 Other Reviews: None

**DISCUSSION ITEMS**

**RECOMMENDED ACTION**

**8. 821 Orange Grove Place**

Conceptual review for a new two story, 3,160 sq. ft. single family house with a 890 sq. ft. detached garage on a 8,650 sq. ft. lot. This item is for discussion purposes only; no decision shall be made at this time.

Provide Feedback

**9. Staff Comments**

Comment

**10. Board Member Comments**

Comment

**APPROVAL OF MINUTES**

**RECOMMENDED ACTION**

**11. Minutes**

Approve

**12. Adjourn to the next regular meeting on April 1, 2014 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:

2/13/2014  
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)