

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

Tuesday, June 17, 2014 7:00 p.m.

Conrado Lopez (Chair), James Fenske, Amy Nettleton, Fi Campbell
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: 1426 Via Del Rey**
Project Number: 1697 -DRX
Applicant: John Lo, Homeowner
Project Information:

A request for Design Review approval for a 318 sq. ft. second story addition and a 313 sq. ft. single story addition to an existing 3,117 sq. ft. two story house on a 10,560 sq. ft. lot. The second story addition will consist of expanding the existing master bedroom, a new bedroom, and a 250 sq. ft. deck on the front/side area of the house. The single story addition will consist of converting half of the existing garage to a bedroom and a new two vehicle attached garage with a 300 sq. ft. cover paton on the rear/side yard. The proposed materials will match the existing.

First Reviewed: 4/15/14
Expires on: 6/18/14
Past: None
Other Reviews: None

3. **Address: 425 El Coronado Street**
Project Number: 1714-DRX
Applicant: Patric Allen
Project Information:

A request for Design Review approval for a new 485 sq. ft. addition to an existing 435 sq. ft. garage on a 16,552 sq. ft. lot. The new 485 sq. ft. addition will be towards the front of the dwelling unit facing the street. The addition will consist of expanding the garage to allow for two vehicles with storage space. The proposed exterior materials will match the existing brick.

First Reviewed: 5/20/14
Expires on: 7/20/14
Past: None
Other Reviews: None

NEW ITEMS

REVIEW TYPE

4. **Address: 634 Forest Avenue**
Project Number: 1715 -DRX
Applicant: Ross Maza
Project Information:

A request for Design Review approval for a 786.5 sq. ft. single story addition, a new 1,241.5 sq. ft. second story addition to an existing 672 sq. ft. single story house on a 8,000 sq. ft. lot. A new two vehicle detached garage is being proposed in the rear of the property. The single story addition will consist of: expanding the existing dining room, family room, and guest room. A 104 sq. ft. front porch and a 224 sq. ft. patio cover in the rear are also being proposed. The second story addition will consist of: two bedrooms and a master bedroom. A 147 sq. ft. second floor balcony in the rear elevation is being proposed. The exterior materials for the house and garage will be: wood siding, wooden windows, and composition roof shingles.

First Reviewed: 6/19/14
Expires on: 8/19/14
Past: None
Other Reviews: None

5. Address: 821 Orange Grove Place

Project Number: 1719 –DRX

Applicant: Melissa Hon

Project Information:

A request for Design Review approval for a new 3,261 sq. ft. two story contemporary style house with a 712 sq. ft. detached garage on a 8,650 sq. ft. lot. A 220 sq. ft. carport is proposed within the front of the house. Two, second stories balconies are being proposed. The first balcony is located on the east elevation and it is 100 sq. ft. The second balcony is located on the west elevation and it is 116 sq. ft. The exterior materials for the house and the detached garage will consist of stucco, brick, wood siding, and aluminum windows and doors.

First Reviewed: 6/19/14

Expires on: 8/19/14

Past: None

Other Reviews: None

DISCUSSION ITEMS

RECOMMENDED ACTION

6. None

7. Staff Comments

Comment

8. Board Member Comments

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

9. Minutes

Approve

ADJOURNMENT

RECOMMENDED ACTION

10. Adjourn to the next regular meeting on July 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.

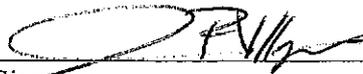
Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of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

6/6/2014
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)