

*City of South Pasadena*  
**CULTURAL HERITAGE COMMISSION**

Thursday, November 20, 2014, 2014 at 6:45 P.M.

City Council Chambers, 1424 Mission Street

REVISED<sup>12</sup>

John Lesak (Chair), James McLane (Vice-Chair), West J. De Young, Deborah Howell-Ardila, Robert Conte  
Michael Cacciotti, Council Liaison  
John Mayer, Staff Liaison

**PUBLIC COMMENT & PRESENTATION**

**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. None

**NEW ITEMS**

**RECOMMENDED  
ACTION**

3. **1721 Mission Street**  
**Applicant: Jim Fenske, Architect**  
**Project number: 1756-COA/DRX**  
**Historic Status Code: 5D3**  
**Project Description:**

A request for a Certificate of Appropriateness for a 250 sq. ft. wood deck located on the rear elevation. Three new French doors with are proposed on the rear elevation. A total of seven new windows are proposed. The windows will consist of four double hung wood windows, one wood casement window, one fixed glass window on the front elevation, and one casement wood window.

Discuss and Determine  
Appropriateness

4. **1822 Mission Street**  
**Applicant: Jeremiah Kimber**  
**Project number: 1759-COA/DRX**  
**Historic Status Code: 5D1**  
**Project Description:**

A request for a Certificate of Appropriateness for a 604 sq. ft. single story addition to an existing 2,041 sq. ft. single story English Revival house on a 12,000 sq. ft. lot. The 604 sq. ft. addition will consist of creating a new kitchen, expanding a new family room, and adding a new laundry room. The existing 345 sq. ft. attached utility room will be increased by 328 sq. ft. creating a new 673 sq. ft. attached garage. All the exterior materials will match the existing exterior materials. The windows will consist of wood windows, stucco siding to match the existing, and composite roof shingles.

Discuss and Determine  
Appropriateness

<sup>1</sup> 1115 Montrose Avenue was added to the CHC agenda as a conceptual review project on 11/13/14

<sup>2</sup> And there was a project address correction for 844 Monterey Road on 11/14/14

- 5. 1915 Leman Street**  
**Applicant: Christian Foster**  
**Project number: 1760-COA/DRX**  
**Historic Status Code: 5D1**  
**Project Description:**

A request for a Certificate of Appropriateness for a 233.70 sq. ft. single story addition to an existing 1,958.91 two story Craftsman style house on a 10,037 sq. ft. lot. The addition is located towards the rear of the property and will consist of a new laundry room, half bathroom, and a new rear entry area. A new 150 sq. ft. second story balcony is proposed on the rear of the property. The exterior materials for the addition will match the existing exterior materials.

Discuss and Determine  
 Appropriateness

- 6. 307 Fremont Avenue**  
**Applicant: Erick Molinar**  
**Project number: 1761-COA/DRX**  
**Historic Status Code: 4X**  
**Project Description:**

A request for Certificate of Appropriateness for a 782 sq. ft. single story addition and 589 sq. ft. second story addition to an existing 2,073 sq. ft. two story English Revival style house on a 15,119 sq. ft. lot. The single story addition will consist of a new kitchen, a new nook, and a new master bedroom. The second story addition will consist of a bedroom, walk-in closet and bathroom. The project will also consist of a guest house with an attached 400 sq. ft. two vehicle garage. The guest house is not subject to the CHC review or approval. However, the CHC may recommend suggestions for the guest house. A 200 sq. ft. carport is being proposed. The proposed exterior materials will match the existing exterior materials.

Discuss and Determine  
 Appropriateness

**NEW BUSINESS**

**RECOMMENDED  
 ACTION**

- 7. 2069 Milan Avenue**  
**Applicant: Rafael Dieppa**  
**Conceptual Review**  
**Historic Status Code: 5D1**

The prospective applicant is seeking comments on a proposal for a 576 sq. ft. single story addition to an existing 1,284 sq. ft. single story Spanish/Mission Revival house. The existing 324 sq. ft. detached garage is proposed to be demolished and a new 400 sq. ft. detached garage is proposed. The exterior materials for the addition and the garage will match the existing structure. The Commission will only provide comments and will not make any decisions on the proposed project. No decisions or approvals will be made at this time by the CHC. This is a discussion item only.

Comment

- 8. 1414 Fair Oaks**  
**Mills Act Contract Review**

Recommend to  
 City Council

A CHC Subcommittee (Commissioners Lesak and Howell-Ardila) will

report to the Commission about their review of a possible Mills Act contract to rehabilitate the Smith and Williams building at 1414 Fair Oaks Avenue. The Commission will consider making a recommendation to the City Council about whether to enter into the contract.

**9. 325 Monterey Road  
Mills Act Contract Review**

Recommend to  
City Council

The Commission will review an updated Mills Act Contract proposal for the "Fleet House" and consider making a recommendation to the City Council about whether to enter into the contract.

**10. 844 Monterey Road  
Mills Act Contract Review**

Recommend to  
City Council

A CHC Subcommittee (Commissioners McLane and De Young) will report to the Commission about their review of a possible Mills Act contract to rehabilitate a home at 840 Monterey Road. The Commission will consider making a recommendation to the City Council about whether to enter into the contract.

**11. Preservation Ordinance**

Discuss and Provide  
Direction

The Commission will discuss the City Council's review of the draft preservation ordinance that was held on Wednesday November 19, 2014. The Commission will establish a course of action to address the Council's comments and concerns.

**12. 1115 Montrose Ave  
Applicant: Allan Zorthian  
Conceptual Review  
Historic Status Code: 5D1**

Comment

The prospective applicant is seeking comments on a proposal for an addition to a 1,834 square foot Craftsman style home. The project would involve a 530 square foot addition to the first floor and a 1,900 square foot second floor addition. The prospective applicant seeks comments on two options for a roof dormer that would project from the second story bedroom and would be visible from the front of the house.

**COMMUNICATIONS**

**RECOMMENDED  
ACTION**

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**

17. Minutes of the regular meeting of October 21, 2014

Approve

**ADJOURNMENT**

**RECOMMENDED  
ACTION**

18. Adjourn to the next meeting on December 18, 2014 at 6:45 p.m.

*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.*

11/14/14  
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)