

City of South Pasadena
DESIGN REVIEW BOARD

REVISED¹

**Amedee O. "Dick" Richards, Jr. City Council Chambers
(Mayor's Conference Room)**

1424 Mission Street

Tuesday, April 7, 2015 7:00 p.m.

Conrado Lopez (Chair), James Fenske (Vice-Chair), 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. **210 Orange Grove Avenue**
Project Number: 1790-DRX
Applicant: Mark E. Smeaton, Architect
Project Information:

The applicant is proposing to demolish the existing 1,261 sq. ft. house and is proposing a new 3,295 sq. ft. two story house with a 1,476 basement, onto a 9,450 sq. ft. lot. The existing 440 sq. ft. attached garage will remain and will be increased by 7 sq. ft. The exterior materials for the house and the garage will consist of: brick veneers, smooth stucco plaster, precast concrete for the trims & surrounds, wrought iron for the front door, composition roof shingles, wood windows, and wood garage doors. A 412 sq. ft. trellis with an outdoor dining area is proposed within the rear yard.

First Reviewed: 3/03/15
Expires on: 5/02/15
Past: None
Other Reviews: None

As part of this proposed project, a 16" tree diameter, Pittosporum Undulatum (Victorian Box tree) is proposed to be removed. A 40 ft. ht. Magnolia was removed without city approvals. The Public Works Dept. already addressed this situation. In regards to any tree information, please contact the Public Works Dept. at 626/ 403-7240.

NEW ITEMS

REVIEW TYPE

3. **805 Fair Oaks Avenue**
Project Number: 1799-DRX
Applicant: Randy Hoffman
Project Information:

First Reviewed: 4/07/15
Expires on: 6/06/15
Past: None
Other Reviews: None

A request for Design Review Board approval for a change in the design of the primary building frontage wall signage for the existing business, "Canoe House". The changes include the installation of illuminated lettering on an 118" X 24" board and two 28.5" X 29" tiki torches with 12.5" X 24" flames.

¹ 817 Orange Grove Place was added to the DRB agenda as a conceptual review project on March 31, 2015

4. 1625 Milan Avenue

Project Number: 1804-DRX

Applicant: Michael Comp

Project Information:

The project is a proposal to remodel an existing 3,204 square foot two-story home. The project consists of 359 square feet of new living area through the expansion of the western (rear) section of the home and the enclosure of a breezeway connecting the garage to the home. Additionally, an existing wood trellis and first and second floor deck will be removed, and a new trellis and smaller second floor deck will be constructed. New materials will match existing materials that will consist of the following: asphalt roof shingles, wood doors and windows, and stucco siding.

First Reviewed: 4/07/15
Expires on: 6/06/15
Past: None
Other Reviews: None

5. 4946 Collis Avenue

Project Number: 1794-DRX

Applicant: Eric Lin, Designer

Project Information:

A request for Design Review Board approval for the demolition of the existing 1,118 sq. ft. single story house with the proposal for a new 2,629 sq. ft. two story house with a 540 basement, onto a 7,512 sq. ft. lot. The exterior materials for the house and the garage will consist of: smooth stucco siding, clay roof tile, and vinyl windows with vinyl French doors. The project also includes a 260 sq. ft. second story deck located on the front elevation and a 111 sq. ft. second story, roof covered deck, located on the rear elevation.

First Reviewed: 4/07/15
Expires on: 6/06/15
Past: None
Other Reviews: None

As part of this proposed project, a 20" tree diameter, Mulberry tree is proposed to be removed. In regards to any tree information, please contact the Public Works Dept. at 626/ 403-7240.

DISCUSSION ITEMS **RECOMMENDED ACTION**

6. 817 Orange Grove Place

A request for a Design Review Board conceptual review for the demolition of the existing duplex (the first unit is 1,672 sq. ft. and the second unit is 1,678 sq. ft.) and a proposal to build a triplex on a 10,091 sq. lot. The front unit will be a three story, 1,659 sq. ft. unit with three bedroom, two bathrooms, and a semi-subterranean two vehicle garage. The second unit will be a three story, 1,589 sq. ft. unit with two bedrooms, two bathrooms and a two vehicle semi-subterranean garage. The third unit will be a three story, 1,795 sq. ft. three bedroom with two bathrooms, and a two vehicle semi-subterranean garage. The exterior materials for all the structures will consist of; asphalt composition roof shingles, wood siding, and vinyl windows for the triplex units only. **This item is only for discussion purposes only. No approval or decision will be made on this project.**

7. Staff Comments

Comment

8. Board Member Comments

Comment

APPROVAL OF MINUTES **RECOMMENDED ACTION**

9. Minutes of the regular meeting of February 3, 2015

Approve

10. Minutes of the regular meeting of March 3, 2015

Approve

STAFF COMMENTS

RECOMMENDED ACTION

11. Adjourn to the next meeting on May 5, 2015 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.

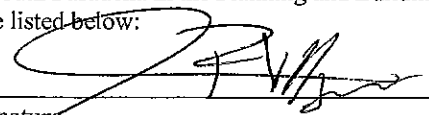
Meeting: Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

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:

03/31/2015

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)