

*City of South Pasadena*  
**DESIGN REVIEW BOARD**  
**REVISED<sup>1</sup>**

**Amedee O. “Dick” Richards, Jr. City Council Chambers**  
**(Mayor’s Conference Room)**  
**1424 Mission Street**  
**Tuesday, June 2, 2015 7:00 p.m.**

Conrado Lopez (Chair), James Fenske (Vice-Chair), Amy Nettleton, Fi Campbell, and Susan Masterman  
John Mayer, 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. 1211 Lyndon Street

**Project Number: 1783-DRX**  
**Applicant: John Wu, Architect**  
**Project Information:**

A request for Design Review Board approval for a proposed 1,861 square foot two-story addition to an existing two-story duplex. The 1,120 square foot first floor addition and 741 square foot second floor addition would occur in the front of the home, and would affect one unit. The project involves bringing parking into compliance with a new guest parking space, tandem one-car carport, and one-car garage. The exterior materials will consist of the following: metal shingle roofing, aluminum windows, and plaster siding.

First Reviewed: 6/02/15  
Expires on: 8/02/15  
Past: None  
Other Reviews: None

4. 615 Milan Avenue

**Project Number: 1815-DRX**  
**Applicant: Jon Roberts**  
**Project Information:**

A request for Design Review Board approval for a 547 square foot addition to the rear of an existing 1,784 square foot single-family home. New windows and exterior doors match existing wood materials. The project intends to create a Craftsman style design for the home and includes a front façade change and new wood siding on the front and side elevations of the home. The front façade change includes new wood siding, a trellis, and river rock details.

First Reviewed: 6/02/15  
Expires on: 8/02/15  
Past: None  
Other Reviews: None

<sup>1</sup> 1211 Lyndon Street project description was edited to reflect public noticing materials on May 27, 2015.

**5. 1500 Santa Teresa Street**

**Project Number: 1811-DRX**

**Applicant: Michael Liu**

**Project Information:**

A request for Design Review Board approval for construction of a 309 square foot first-story addition to the front and a 404 square foot first-story addition to the rear of an existing two-story, single family home. A new one-vehicle garage is being proposed adjacent to the existing front two-vehicle garage. New roofing and windows will match existing tile roofing and vinyl windows. Stucco siding will replace existing wood siding and stone veneer is proposed along the bottom front elevation.

First Reviewed: 6/02/15

Expires on: 8/02/15

Past: None

Other Reviews: None

**6. 711 Fair Oaks Avenue**

**Project Number: 1819-DRX**

**Applicant: Christobal Quintanilla**

**Project Information:**

A request for Design Review Board approval for a 14.4 sq. ft. wall sign with illuminated channel letters. The proposed sign will read "Pink Nails" The color of the sign will be hot pink. The dimensions of the sign will be 18" x 108". The proposed materials for the sign will be acrylic plastic.

First Reviewed: 6/02/15

Expires on: 8/02/15

Past: None

Other Reviews: None

**7. 322 Hawthorne Street**

**Project Number: 1822-DRX**

**Applicant: Joseph John Rappa**

**Project Information:**

A request for Design Review Board approval to demolish an existing 181 sq. ft. single vehicle detached garage and build a new 441 sq. ft. two vehicle detached garage. The new garage materials will consist of stucco siding for the side elevations and the rear elevation only. The front elevation of the garage will be wood panel siding, to match the existing house. The roofing materials will consist of composition asphalt shingles. A 55 sq. ft. patio cover/overhang eave will be removed from the rear elevation of the house. This is required because there is a mandatory building separation setback of 10' between the house the new garage.

First Reviewed: 6/02/15

Expires on: 8/02/15

Past: None

Other Reviews: None

**8. 1318 Fair Oaks Avenue**

**Project Number: 1823-DRX**

**Applicant: Juan Estrada**

**Project Information:**

A request for Design Review Board approval for a 32.2 sq. ft. wall sign with illuminated channel letters. The proposed sign will read "FAIR OAKS ORTHODONTIC" The color of the sign will be blue and white. The proposed materials for the sign will be acrylic plastic.

First Reviewed: 6/02/15

Expires on: 8/02/15

Past: None

Other Reviews: None

**9. 1040 Arroyo Drive**

**Project Number: 1825-DRX**

**Applicant: Anthony Palmisano, Architect**

**Project Information:**

A request for Design Review Board approval to make some changes to the façade of a commercial office building. The proposed changes would include the installation of Resysta, which is a material that has the appearance of wood but it is not. The Resysta materials will be placed in the front of the building on the west elevation with a new man door and a new full height fixed window. The Resysta materials will also be installed on the north elevation of the building.

First Reviewed: 6/02/15  
 Expires on: 8/02/15  
 Past: None  
 Other Reviews: None

DISCUSSION ITEMS	RECOMMENDED ACTION
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|---------------------------|---------|
| 10. Staff Comments        | Comment |
| 11. Board Member Comments | Comment |

APPROVAL OF MINUTES	RECOMMENDED ACTION
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| 12. Minutes of the regular meeting of April 7, 2015 | Approve |
| 13. Minutes of the regular meeting of May 5, 2015   | Approve |

STAFF COMMENTS	RECOMMENDED ACTION
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| 14. Adjourn to the next meeting on July 7, 2015 at 7:00 pm | 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 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.

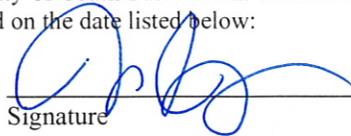
**Appeals:** Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days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

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:

05/27/2015  
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)