

City of South Pasadena
CULTURAL HERITAGE COMMISSION
REVISED¹²

Thursday, June 18, 2015 at 6:45 P.M.
City Council Chambers, 1424 Mission Street

James McLane (Chair), Deborah Howell-Ardila (Vice-Chair), West J. De Young, Robert Conte, Steven Treffers
Richard D. Schneider M.D., 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.

2. South Pasadena Preservation Foundation Liaison

A member of the South Pasadena Preservation Foundation will speak about news and upcoming events.

Comment

3. Historic Properties & State Route 710 Project

Christine Lazaretto of Historic Resources Group will brief the Commission on the results of her survey of historic resources within the Area of Potential Effects (APE) for the Caltrans State Route 710 project. This information will be included in the City's comments on the Draft Environmental Impact Report.

Comment

4. Rialto Theater Re-Use Proposal

Lance Alspaugh of Vintage cinemas will present a conceptual plan for the Rialto Theater. The proposal would involve keeping the main auditorium for showing first-rate movies and up to three additional smaller screening rooms under the theater's balcony. The proposal would involve some changes to the first floor lobby. This is a discussion item only. No approval or decision will be made at this time.

Comment

CONTINUED APPLICATIONS

**RECOMMENDED
ACTION**

5. 917 Summit Drive

Applicant: Angela Leverett
Project number: 1767-COA
Historic Status Code: 5D1
Project Description:

A request for a Certificate of Appropriateness for an addition to the rear of a Colonial Revival style single-family home. The project includes a new 448 square foot first-story addition and a 241 square foot second-floor addition. New hardie board siding will differentiate the addition from the wood siding

Discuss and Determine
Appropriateness

¹ Public Comment & Presentation Items 1, 2, 3 & 4 and New Business Item 9 were added to the agenda on June 8, 2015.

² 1025 Indiana Avenue was added to the agenda on June 11, 2015 as a conceptual review item.

on the existing home. New roofing will match existing roofing, but new aluminum windows will not match existing wood windows.

NEW ITEMS

RECOMMENDED ACTION

6. **2028 La France Avenue**
Applicant: Denise Tomlan, Architect
Project number: 1817-COA
Historic Status Code: 5D1
Project Description:

A request for Certificate of Appropriateness for the approval to legalize an unpermitted 158 sq. ft. sun room on the first floor and a 450 sq. ft. unpermitted second story addition. A new 60 sq. ft. second story addition is also proposed for the total new second story addition of 510 sq. ft. The current home owners did not do this unpermitted construction. The new second story addition will consist of: a new master closet, a new master bedroom, a new master bathroom, and a new 140 sq. ft. second story deck. The exterior materials for the addition will consist of cement plaster finish and new wood windows.

Comment

NEW BUSINESS

RECOMMENDED ACTION

7. **2020 Fletcher Avenue**
Applicant: Kenny Loo
Conceptual Review
Historic Status Code: 5D3

The applicant is proposing to add a 1,272 square foot second story addition to a 1,272 square foot Colonial Revival style home. The proposed addition would consist of two bedrooms with two bathrooms, a family room, and a master bedroom with master bathroom. The new exterior materials will match the existing materials. This is a discussion item only. No approval or decision will be made at this time.

Comment

8. **1700 Wayne Avenue**
Applicant: Lisa Polansky
Conceptual Review
Historic Status Code: 5D1

The applicant is proposing an interior remodel and addition to an existing one-story Craftsman style house built in 1910 and the demolition and new construction of a detached garage circa 1915. The remodel of the existing home would relocate a chimney to the south wall, and install several new windows on the south, north, and east elevation. The first floor addition would be 544 square feet and be located along the north property line directly behind the house. The second floor addition would be 398 square feet and be directly on top of the first floor addition. The materials for the addition would match the existing materials. The existing 347 square foot garage is in deteriorating

Comment

condition and would be replaced with a 400 square foot garage of the same style, orientation, and materials. A 126 square foot studio is to be attached to the north side of the garage. This is a discussion item only. No approval or decision will be made at this time.

9. 1025 Indiana Avenue
Applicant: Freeman Han
Conceptual Review
Historic Status Code: 5D1

The applicant is proposing a 582 sq. ft. single story addition and a 1,045 sq. ft. second story addition to an existing 963 sq. ft. single story house on a 7,750 sq. ft. lot. The exterior materials will consist of wood siding and composition roof. This is a discussion item only. No approval or decision will be made at this time.

Comment

10. Historic Preservation Ordinance

Staff will provide the Commission with an update on the draft Preservation Ordinance including comments from the City Attorney.

Comment

11. Historic Preservation Consultant

The Commission will discuss the merits of the City retaining the services of a part-time preservation planner who could work on tasks related to historic preservation.

Comment

COMMUNICATIONS

RECOMMENDED ACTION

12. Comments from Council Liaison

Comment

13. Comments from Commission

Comment

14. Comments from Staff

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

15. Minutes of the regular meeting of May 21, 2015

Approve

ADJOURNMENT

RECOMMENDED ACTION

16. Adjourn to the next meeting on July 16, 2015 at 6:45 p.m.

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 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.



6/15/2015

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)