

City of South Pasadena
CULTURAL HERITAGE COMMISSION

Thursday, July 16, 2015 at 6:45 P.M.
City Council Chambers, 1424 Mission Street

REVISED¹

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

CONTINUED APPLICATIONS

**RECOMMENDED
ACTION**

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

Discuss and Determine
Appropriateness

NEW ITEMS

**RECOMMENDED
ACTION**

4. **2055 La France Avenue**

Applicant: Tom Nott A.I.A., Architect
Project number: 1834-COA
Historic Status Code: 5D1
Project Description:

A request for a Certificate of Appropriateness for a new 556 square foot two-vehicle detached garage behind a two-story, Craftsman style home. The proposed materials would match the materials of the home and include the following: a wood window, wood door, and asphalt shingle roof. The siding of the garage would be Hardie Plank.

Discuss and Determine
Appropriateness

¹ Project description for 2060 Alpha Street was edited on June 7, 2015.

5. **2060 Alpha Street**
Applicant: Anthony J. & Ave Bagan
Project number: 1829-COA
Historic Status Code: 5D1
Project Description:

A request for a Certificate of Appropriateness for the demolition of an existing 440 square foot two-vehicle garage and the construction of a new 700 square foot two-vehicle garage with storage area. The original garage was burned down in 1967 and was rebuilt in 1969. The proposed materials would match the materials of the Craftsman-style home and include wood windows, doors, and siding. A camphor tree located in the backyard will be removed as a result of this project.

Discuss and Determine
Appropriateness

NEW BUSINESS

**RECOMMENDED
ACTION**

6. **Rialto Theater**
Façade Improvements/Mills Act Contract

The owners of the Rialto Theater are proposing to make exterior improvements to the building. The Commission will hear a summary of those improvements, consider a “Letter of Intent” to initiate a Mills Act Contract, and will appoint a new member of the standing subcommittee for the Rialto Theater.

Comment

7. **1314 Stratford Avenue**
Prospective Applicant: Anthony R. George, Architect

The prospective applicant is requesting comments on a proposed project involving a second floor addition, and first floor remodel and addition to a one-story California Bungalow style home. First floor addition (covered outdoor dining patio) is approximately 218 s.f., the second floor proposed living area is approximately 950 s.f., with a 92 s.f. covered sleeping porch. The Commission will not make any decisions on the prospective project.

Comment

8. **436 Oaklawn Avenue**
Prospective Applicant: Joseph Catalano, AIA
Mills Act Contract Request
Historic Status Code: 3D

The Commission will hear a report on a Mills Act Contract application that was submitted to the City in 2014. A subcommittee reviewed the proposed contract and visited the site. The contract would reduce property taxes as an incentive to rehabilitate and restore a Colonial Revival home at 436 Oaklawn Avenue. The property is eligible to be considered for the City’s Mills Act incentive because it is within a designated historic district.

Comment

9. **Historic Preservation Ordinance**

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

Comment

10. Historic Preservation Planner

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

11. Comments from Council Liaison

Comment

12. Comments from Commission

Comment

13. Comments from Staff

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

14. Minutes of the regular meeting of June 18, 2015

Approve

ADJOURNMENT

RECOMMENDED ACTION

15. Adjourn to the next meeting on August 20, 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.



07/13/2015

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)