

City of South Pasadena
DESIGN REVIEW BOARD
Amedee O. "Dick" Richards, Jr. City Council Chambers
1424 Mission Street
Thursday, September 3, 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. No continued items

NEW ITEMS

REVIEW TYPE

3. **1233 Brunswick Avenue**
Project Number: 1827-DRX
Applicant: Rodney Taylor
Project Information:

A request for Design Review Board approval for a 530 square foot single story addition and a 530 square foot second story addition to an existing 1,322 square foot two story single-family home on a 6,827 lot. A new 400 square foot carport will replace a demolished 400 square foot carport. A 400 sq. ft. second story deck will be located on top of the new carport. A new 427 square foot attached patio cover to the rear elevation is proposed. A 46 square foot deck is also proposed on the second story, rear elevation. A demolished 48 sq. ft. deck on the south elevation will be replaced with a new 48 sq. ft. deck. The single story addition will consist of a bedroom with a family room. The second story addition will consist of a new master bedroom with walk-in closet. The exterior materials will consist of: stucco siding, some wood cladding on the north elevation, vinyl windows, and veneer stones on the carport and the patio cover with a few veneers on the south elevation.

First Reviewed: 9/03/15
Expires on: 11/03/15
Past: None
Other Reviews: None

A couple of trees on the south elevation are proposed to be removed and trimmed. Please contact the Public Works Dept. at 626/ 403-7240 for additional information.

4. **1211 Lyndon Street**
Project Number: 1783-DRX
Applicant: John Wu, Architect
Project Information:

First Reviewed: 9/03/15
Expires on: 11/03/15
Past: None
Other Reviews: None

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.

5. 4966 Collis Avenue

Project Number: 1830-DRX
Applicant: Dat Wong
Project Information:

A request for Design Review Board approval for a 639 square foot single story addition to an existing 1,611 square foot single story house on a 7,500 square foot lot. The single story addition will consist of; a new master bedroom, a master bathroom, a walk-in closet, a new laundry room, and pantry. The proposal will also include a façade change. The changes will consist of: stone veneers, a dual Spanish style wood front doors, and new vinyl windows for the entire house. The exterior siding will be stucco and the entire house will be re-roofed with asphalt roof shingles.

First Reviewed: 9/03/15
Expires on: 11/03/15
Past: None
Other Reviews: None

6. 2065 Marengo Avenue

Project Number: 1789-DRX
Applicant: Jim Fenske, Architect
Project Information:

A request for Design Review Board approval for an unpermitted 175 sq. ft. carport and a 365 square foot patio cover located in the rear of the property. The exterior materials for the carport and patio cover are wood.

First Reviewed: 9/03/15
Expires on: 11/03/15
Past: None
Other Reviews: None

7. 706 Arroyo Drive

Project Number: 1845-DRX
Applicant: Jim Fenske, Architect
Project Information:

A request for Design Review Board approval for a 180 sq. ft. front porch. The front porch will consist of: stucco siding to match the existing, wood guardrails, fiberglass roof shingles to match the existing, two vinyl fixed windows with wood trim.

First Reviewed: 9/03/15
Expires on: 11/03/15
Past: None
Other Reviews: None

8. 834 Oneonta Drive

Project Number: 1843-DRX
Applicant: Elizabeth Herron, Architect
Project Information:

A request for Design Review Board approval to rebuild an existing deck and foundation. The project includes a 67 square foot rear addition to the street level and a 140 square foot addition to the lower level of an existing 1,822 square foot single-family home. Additionally, the existing tandem garage will be converted into a two-vehicle garage. Proposed materials would match existing

First Reviewed: 9/03/15
Expires on: 11/03/15
Past: None
Other Reviews: None

and include the following: wood windows, stucco siding, and composite roof shingles. A 10 inch in diameter, non-native species tree is proposed to be removed as part of this project.

9. 1707 Via Del Rey

Project Number: 1846-DRX

Applicant: Greg Howell

Project Information:

A request for Design Review Board approval for a 330 sq. ft. single story addition to an existing 2,092 sq. ft. two story house on an 11,746 sq. ft lot. The project will also consist of a 250 sq. ft. patio cover on the rear elevation and a 520 sq. ft. second story deck, on top of the proposed patio cover. The single story addition will consist of expanding the existing family room. The exterior materials will be: stucco siding to match existing, new roof clay "S" tiles to match existing, and the new vinyl windows and sliding doors.

10. 1977 Stratford Avenue

Project Number: 1847-DRX

Applicant: Michael Liu

Project Information:

A request for Design Review Board approval for a new 462 sq. ft. single story addition to a 1,615 sq. ft. single story house on a 7,321 sq. ft. lot. The existing 416 sq. ft two vehicle garage will be demolished and replaced with a new 441 sq. ft. two vehicle garage with and attached 189 sq. ft. storage room. The single story addition will consist of a new master bedroom with a master bathroom. The exterior materials for the addition and the garage will consist of: stucco siding matching the existing house, asphalt roof shingles, vinyl windows for the entire house, and vinyl French doors and sliding doors.

First Reviewed: 9/01/15
Expires on: 11/01/15
Past: None
Other Reviews: None

A Magnolia tree with an 18" tree diameter is proposed to be removed as part of this project. The Magnolia tree has been granted a tentative approval by the Public Works Dept. to remove the tree. For any additional information, please contact the Public Works Dept. at 626/ 403-7240.

DISCUSSION ITEMS	RECOMMENDED ACTION
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11. 1038 Orange Grove Avenue

Project Number: 1846-DRX

Project Information:

A request for Design Review Board conceptual review for 1,600 sq. ft. addition; 832 sq. ft. on the first floor and 768 sq. ft. on the second floor. The existing house is an existing 1,455 sq. ft. two story house on a 6,627 sq. ft. lot. This is a conceptual review item only. No decision will be made at this time.

Comment

12. Staff Comments

Comment

13. Board Member Comments

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

14. Minutes of the regular meeting of July 30, 2015

Approve

STAFF COMMENTS

RECOMMENDED ACTION

15. Adjourn to the next meeting on October 1, 2015

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.

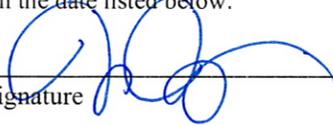
State of California)
City of South Pasadena) SS
County of Los Angeles)

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:

08/24/2015

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)