

City of South Pasadena
DESIGN REVIEW BOARD
Amedee O. "Dick" Richards, Jr. City Council Chambers
1424 Mission Street
Thursday, February 4, 2016 7:00 p.m.

Conrado Lopez (Chair), James Fenske (Vice-Chair), Susan Masterman Fi Campbell, and Mark Smeaton
Kharik Vizcarra, Staff Liaison

NON-AGENDA ITEMS

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.

ADMINISTRATIVE ITEMS

2. **Administration of Oath of Office to Newly Appointed Board Member**

Chief Deputy City Clerk, Anthony Mejia, will administer the Oath of Office to newly appointed Board Member, Mark Smeaton.

CONTINUED ITEMS

REVIEW TYPE

3. **817 Orange Grove Place**
Project Number: 1750-DRX
Applicant: Gary Sewell
Project Information:

A request for Design Review Board approval to demolish the existing duplex and a proposal to build a new triplex on a 10,091 sq. lot. Unit A will be a two story, 2,321 sq. ft. detached structure. Unit A will consist of: two bedrooms with two bathrooms, a family room, a master bedroom with a master closet and a master bathroom. A 210 sq. ft. second story deck is proposed on the rear elevation. A 47 sq. ft. second story deck is proposed in the front elevation. A two vehicle carport is proposed in the rear. A second structure is proposed with two units. Unit B is a 1,977 sq. ft., two story structure with two bedrooms and two bathrooms, a master bedroom with a master closet, and a master bathroom. A 233 sq. ft. deck is proposed on the front elevation. Unit C is located on the second floor, above the four vehicle carport. It will consist of a bedroom with a bathroom, a kitchen and a family room. A 223 sq. ft. deck is proposed in the rear elevation. The exterior materials for the two structures will consist of: Ipe Rainscreen siding cladding, metal roofing (Galvalume roofing), frameless glass clamp railing, Pella Iron Ore windows and sliding doors, stucco siding, and cantilevered wood awning.

First Reviewed: 1/7/16
Expires on: 3/7/16
Past: None
Other Reviews: None

4. **1426 Bank Street**
Project Number: 1873-DRX
Applicant: Tom Nott, Architect
Project Information:

A request for Design Review Board approval to demolish the existing duplex and a proposal to build a new three unit condominium with semi subterranean parking on a 9,780 sq. lot. Unit A will be a 1,596 sq. ft. three story structure. Unit A will consist of: three bedrooms with two bathrooms, a master bedroom with a master closet and a master bathroom. A 573 sq. ft. three vehicle garage is also being proposed on the lower level. A second structure is proposed with two condo units. Unit B is a 1,596 sq. ft., three story structure, with three bedrooms with two bathrooms, a master bedroom with a master closet and a master bathroom. A 573 sq. ft. three vehicle garage is also being proposed on the lower level. Unit C is a 1,596 sq. ft., three story structure with three bedrooms and two bathrooms, a master bedroom with a master closet and a master bathroom. A 573 sq. ft. three vehicle garage is also being proposed on the lower level. The exterior materials will consist of: wood shingle siding, lap siding, composition roof shingles, and wood windows.

First Reviewed: 1/7/16
Expires on: 4/7/16
Past: None
Other Reviews: None

5. 1132 Foothill Street

Project Number: 1876-DRX

Applicant: Marc Salette, Architect

Project Information:

A request for Design Review Board approval for a new 537 sq. ft. second story addition and a 187 sq. ft. single story addition to an existing 1,352 sq. ft. single story house on a 7,307 sq. ft. lot. The proposed second story addition will be a modern design. The addition will consist of a master bedroom with master bathroom and master closet. The existing living room will be expanded by a 130 sq. ft. addition. A 57 sq. ft. addition will expand the kitchen. The exterior materials for the addition will consist of: smooth stucco, asphalt shingles, wood siding, and aluminum windows.

First Reviewed: 1/7/16
Expires on: 4/7/16
Past: None
Other Reviews: None

NEW ITEMS

REVIEW TYPE

6. 1527 Fremont Avenue

Project No. 1887-DRX

Applicant: David Law (on behalf of Holy Family Catholic Church)

Project Information:

A proposal submitted by Ewing Architects Inc. (on behalf of Holy Family Catholic Church) to install security walls, fences, and gates within the west campus area. The property is located in the Holy Family Specific Plan.

Rollin Street Side: a 5'-9" tall, solid wall with a plaster finish, stone clad columns, and stone caps between church and the school; dark bronze letters spelling out "Holy Family School" with address below it on new solid wall; a wrought iron gate at walkway behind church; a motorized wrought iron gate across vehicular access; new wheel chair access sloping up from sidewalk to church's side entrance; new drought tolerant landscaping, a new 24" tall river rock wall and wrought iron railing above it; a 36" tall stone wall wrapping around landscaping at corner of Rollin and Ramona. Ramona Avenue side: new 3' tall wood picket fence enclosing front yard of Kindergarten house; 6 foot tall wood cedar fences to replace existing fences between the two houses; new wrought iron (infill) panels proposed for outdoor covered area on school building. School Playground/Parking Lot: solid wall with plaster finish and motorized gate across vehicular access to Oak Street (similar to Rollin Street Side), a wrought iron fence on top of stone wall that runs along the eastern edge

First Review: 2/4/16
Expires on: 5/4/16
Past: None
Other Reviews: None

of parking lot between Parish Bookstore and church featuring columns with concrete caps, and wrought iron gates to secure entrances to buildings.

7. 5016 Harriman Avenue
Project Number: 1848-DRX
Applicant: Benjamin Zhu
Project Information:

A request for Design Review Board approval for the demolition of an existing 1,057 square foot single-family home and proposal for a new 2,621 square foot two-story home. The architectural style of the home would be designed in a Spanish-style and will consist of the following materials: stucco siding, tile roofing, and vinyl windows. The first-story would consist of: a bedroom with a bathroom, a foyer, dining room, kitchen, study, family room, mud room, a two vehicle garage, and a rear porch. The second-story would consist of: a bedroom with a bathroom, a den, and a master bedroom suite. A 15 inch in diameter Jacaranda tree is requested to be removed as a result of this proposal.

First Review: 2/4/16
 Expires on: 5/4/16
 Past: None
 Other Reviews: None

8. 1222 Chelton Way
Project Number: 1883-DRX
Applicant: Adele Chang
Project Information:

A request for Design Review Board approval for the demolition of an existing 4,367 square foot single-family home and the proposal for a new 7,552 square foot two-story house with a 1,662 sq. ft. basement. The proposed architectural design of the house is a Spanish-style design. The exterior materials will consist of: exterior plaster with smooth finish siding, tile roofing, wood rafter tails, decorative wrought iron grill, with clad-wood windows and doors. The first story would consist of: two bedrooms with bath rooms, a foyer, a dining room, a library, a kitchen, a nook, a family room, a mud room, a two vehicle garage, and a rear porch. The second story will consist of: two bedrooms with bathrooms, a study, a laundry room, a master bedroom with two walk-in closets, and a master bath room. A 343 sq. ft. deck is proposed on the rear elevation. The basement will consist of: a home theater, a powder room, a gym, and a mechanical/storage room.

First Reviewed: 2/4/16
 Expires on: 5/4/16
 Past: None
 Other Reviews: None

DISCUSSION ITEMS	RECOMMENDED ACTION
9. 1105 Buena Vista (Conceptual Review) A request for conceptual review of a proposal to demolish an existing single story house and construct a new two story contemporary home. This item is for discussion purposes only; no decision shall be made at this time.	Discuss and Provide Feedback
10. Staff Comments	Comment
11. Board Member Comments	Comment

APPROVAL OF MINUTES	RECOMMENDED ACTION
12. Minutes	Approve

STAFF COMMENTS	RECOMMENDED ACTION
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15. Adjourn to the next meeting on March 3, 2016

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 90 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 90 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.

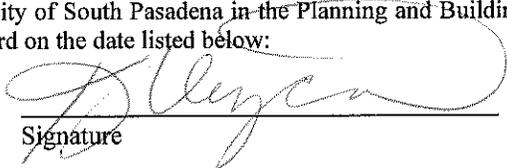
Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of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

1/28/2016
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)