

City of South Pasadena
DESIGN REVIEW BOARD
Amedee O. "Dick" Richards, Jr. City Council Chambers
(Mayor's Conference Room)
1424 Mission Street
Tuesday, January 6, 2015 7:00 p.m.

Conrado Lopez (Chair), James Fenske, 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. **Address: 817 Orange Grove Place**
Project Number: 1750-DRX
Applicant: Patty Chan
Project Information:

A request for Design Review Board approval to demolish the existing duplex (the first unit is 1,672 sq. ft. and the second unit is 1,678 sq. ft.) and a proposal to build a triplex on a 10,091 sq. lot. The front unit will be a single story, 1,672 sq. ft. unit with three bedroom and two bathrooms. The second and third unit will be a two story structure with each unit being 1,678 sq. ft. Each unit will consist of two bedrooms and two bathrooms. A new 744 sq. ft. detached three vehicle garage is proposed with an attached 636 sq. ft. three vehicle carport. The garage/carport structure is located towards the rear of the property. The exterior materials for all the structures will consist of; asphalt composition roof shingles, wood siding, and vinyl windows for the triplex units only.

First Reviewed: 12/16/14
Expires on: 2/16/15
Past: None
Other Reviews: None

NEW ITEMS

REVIEW TYPE

3. **Address: 451 Propect Circle**
Project Number: 1768-DRX
Applicant: Steven Dahl
Project Information:

A request for Design Review Board approval for a 814 sq. ft. first level addition and a 430 sq. ft. lower level addition on to an existing 1,841 sq. ft. two level house on a 9,827 sq. ft. lot. The proposed addition will be located on the rear of the property. It will consist of a new kitchen, a new master bedroom with a walk-in closet and a master bathroom. The lower level addition will consist of a guest room, family room, and a wet bar. The existing 357 sq. ft. detached garage will be demolished and a new 438 sq. ft. attached garage to the lower level is proposed. The proposed materials will consist of stucco siding and new tile roof for the entire structure. The new windows will consist of casement wood clad windows for the entire structure.

First Reviewed: 1/6/15
Expires on: 3/6/15
Past: None
Other Reviews: None

4. **Address: 710 Fair Oaks Avenue**
Project Number: 1780-DRX
Applicant: Jaime Inzunza
Project Information:

A request for Design Review Board approval to install a 28.5 square foot sign for the Mamma's Brick Oven restaurant. The new sign would be supported by decorative

First Reviewed: 1/6/15
Expires on: 3/6/15
Past: None
Other Reviews: None

wrought iron posts connected to the existing metal fence above the front entrance to the restaurant.

**5. Address: 1525 Fair Oaks Avenue
Project Number: 1725-DRX
Applicant: Stamps & Stamps Inc.
Project Information:**

A request for Design Review Board approval to install a 4'-0" tall monument sign for the Wu Orthodontics office. The sign would be mounted on top of a 3'-6" concrete base within the sloped side yard facing perpendicular to Fair Oaks Avenue. The top of the sign would identify the address and main surface of the sign would spell out "Wu" in stylized letters, and "orthodontics" in a compatible style font. The letters are 1/2" thick PVC material with a black acrylic face with black painted returns.

First Reviewed: 1/6/15
Expires on: 3/6/15
Past: None
Other Reviews: None

DISCUSSION ITEMS **RECOMMENDED ACTION**

6. Staff Comments

Comment

7. Board Member Comments

Comment

APPROVAL OF MINUTES **RECOMMENDED ACTION**

8. Minutes of the regular meeting of December 16, 2014

Approve

ADJOURNMENT **RECOMMENDED ACTION**

9. Adjourn to the next meeting on February 3, 2015 at 7:00 pm

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:

12/29/2014

Date

Signature

A handwritten signature in blue ink, appearing to read "John Mays", is written over a horizontal line.

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)