

*City of South Pasadena*  
**DESIGN REVIEW BOARD  
SPECIAL MEETING**

**Amedee O. "Dick" Richards, Jr. City Council Chambers  
1424 Mission Street**

**Thursday, March 24, 2016 7:00 p.m.**

Conrado Lopez (Chair), James Fenske (Vice-Chair), Susan Masterman Fi Campbell, and Mark Smeaton  
Knarik 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.

**CONTINUED ITEMS**

**REVIEW TYPE**

3. **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

*This item will not be reviewed at the March 24, 2016 special meeting.*

**NEW ITEMS**

**REVIEW TYPE**

4. **1105 Buena Vista Street**  
**Project Number: 1888-DRX**  
**Applicant: Odom Stamps, Designer**  
**Project Information:**

A request for Design Review approval for demolition of an existing single story home and construction of a 3,279 square foot, two-story Modern style home above a semi-subterranean 3-car parking area. The proposed house consists of the living areas, a guestroom, study and one bathroom on the first floor, and two bedrooms, a bathroom, and a master suite on the second floor. The living room on the first floor opens to a pool and surrounding deck toward the back of the property. Exterior materials and components include: arroyo stone garden borders and retaining walls at the front, exposed steel structure, fixed wood

First Reviewed: 3/24/16  
Expires on: 6/24/16  
Past: None  
Other Reviews: None

framed glass window walls, wood framed doors and windows, plant covered smooth stucco and steel/wood and cable guard rails, a cantilevered perimeter overhang, and Proto limestone feature cladding.

DISCUSSION ITEMS	RECOMMENDED ACTION
5. Staff Comments	Comment
6. Board Member Comments	Comment

APPROVAL OF MINUTES	RECOMMENDED ACTION
7. Minutes	Approve

STAFF COMMENTS	RECOMMENDED ACTION
10. Adjourn to the next meeting on April 7, 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.

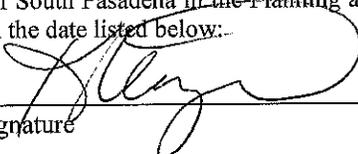
**Appeals:** Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days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

3/18/16  
 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.