

MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA

Thursday May 21, 2020 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET

ROLL CALL

The meeting convened at: 6:30 pm

Commissioners Present: Mark Gallatin - Chair, Rebecca Thompson - Vice Chair, Kristin Morrish, and Steven Friedman

Commissioners Absent: William Cross

Staff Present: Joanna Hankamer, Planning Director
Kanika Kith, Planning Manager
Malinda Lim, Associate Planner
Aneli Gonzalez, Management Intern

City Council Liaison: Marina Khubesrian, M.D.

APPROVAL OF AGENDA

Approved 4-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Chair Gallatin – No
Vice-Chair Thompson - No
Commissioner Friedman - No
Commissioner Morrish – Visited every public hearing item site.

PUBLIC COMMENTS AND SUGGESTIONS

None

PRESENTATIONS

1. None

PUBLIC HEARING

2. **1024 Indiana Avenue/Project No. 2233-COA – Certificate of Appropriateness for an addition to the home, a new attached carport, and the demolition of accessory structures.**

Recommendation:

Approve the Certificate of Appropriateness, subject to conditions of approval.

Presentation:

Planner Lim gave a PowerPoint of the project and provided an amendment regarding the materials used and design improvements provided from staff with the applicant.

Public Comments:

None

Questions for Staff:

The Commission inquired about plate height dimensions, discrepancies between plans, and proposed ridge heights. In addition to this, Commissioners inquired when staff discussed with the applicant regarding the proposed changes along with their suggestions of modifications. Planner Lim informed the Commission that the applicant was aware of Staff's proposed changes.

Chair Gallatin inquired if there were any improvements to the alley required because the property abuts it. Planner Lim replied that there was a condition from the Public Works Department requiring this.

Questions for the Applicant:

The applicant did not have a presentation but was available to answer questions from the Commission.

The Commission requested clarification whether the existing and proposed siding were hardie board, the plate height discrepancy, material used under the gable, and window schedule. The Commission also provided suggested design changes including changes to the style of the proposed doors and an increase to the rear patio posts.

The applicant answered questions from the Commission.

Commissioner Discussion:

Commissioner Morrish asked Chair Gallatin if all the requested changes would be too much for Chair Review. Chair Gallatin responded that due to the number of revisions, he would feel more comfortable with continuation of the project.

Decision:

Commissioner Friedman: Made the motion to CONTINUE the project to the next scheduled meeting.

Commissioner Morrish: Seconded the motion.

Motion carried 4-0 to continue the project.

3. **1913 La France Avenue/Project No.2286-COA – Certificate of Appropriateness for an addition to the rear of the home.**

Recommendation:

Approve the Certificate of Appropriateness, subject to conditions of approval.

Presentation:

Management Intern Gonzalez gave a PowerPoint of the project and was available to answer questions from the Commission.

Public Comments:

None

Questions for Staff:

The Commission inquired about the material and color boards submitted, windows muntins or mullions and their lites, roof and wall shingles, and proposed south elevation wood shake with sleuth texture hardie wood. Management Intern Gonzalez clarified they are utilizing asphalt shingles for the roof and hardie board siding to mimic the existing siding on the house.

Questions for the Applicant:

The applicant did not have a presentation but was available to answer questions from the Commission.

The Commission had further inquired about piers as they are not on the floor plan, the potential of replacing windows, and the addition of a window on the west elevation to balance the design. The applicant answered all questions from the Commission.

Commissioner Discussion:

The Commissioners discussed “balancing” of the house and potentially forming a sub-committee to review the revised plan. Staff informed the Commissioners that final plans are to be reviewed by the sub-committee prior to submittal for a building permit.

Decision:

Commissioner Morrish: Could make all mandatory findings and project findings 2, 3, and 5. Made a motion to APPROVE the project subject to the conditions of approval with the following added condition:

1. A sub-committee shall be appointed by the Chair to review and work with the applicant on the door and window schedule with a focus on fully divided windows, aluminum windows, and consistency with the design of the existing house.

Commissioner Thompson: Seconded the motion.

Motion carried 4-0 to approve the project.

2. **1733 Hanscom Drive/Project No. 2264 & 2265-NID/DRX – Notice of Intent to demolish an existing single-family residence and Design Review for two new single-family homes.**

Recommendation:

Make a determination that the property does not meet the criteria for historic designation and the project may proceed through the City’s application process without any further restrictions under the Cultural Heritage Ordinance.

Vice-Chair Thompson recused herself from the item.

Presentation:

Planner Lim gave a PowerPoint of the project and was available to answer questions from the Commission.

Public Comments:

Two public comments were provided regarding the project.

Questions for Staff:

The Commission had no questions for staff.

Questions for the Applicant:

The applicant did not have a presentation but was available to answer questions from the Commission.

The Commission had no questions for the applicant.

Commission Discussion:

The Commission concurs that the property does not meet criteria for historic designation and may proceed with the city’s application process.

Decision:

Commissioner Friedman: Made a motion that the property does not meet the criteria for historic designation and the project may proceed through the City’s application process without any further restrictions under the Cultural Heritage Ordinance.

Commissioner Morrish: Seconded the motion.

Motion carried 3-0.

Vice-Chair Thompson rejoined the meeting.

3. **2051 La Fremontia Street/Project No. 2252-NID/HDP/DRX – Notice of Intent to Demolish detached garage structure and Design Review for an addition and accessory structures.**

Recommendation:

Make a determination that the property does not meet the criteria for historic designation and the project may proceed through the City’s application process without any further restrictions under the Cultural Heritage Ordinance.

Presentation:

Planner Lim gave a PowerPoint of the project and was available to answer questions from the Commission.

Public Comments:

None

Questions for Staff:

Chair Gallatin questioned why the project would go before the Design Review Board if it involved development on a hillside. Planning Manager Kith answered that the Urgency Ordinance recently adopted by the City Council amended the Zoning Code to have the Design Review Board be the reviewing authority for additions to existing hillside properties.

Questions for the Applicant:

The applicant did not have a presentation but was available to answer questions from the Commission. The Commission had no questions for the applicant.

Commission Discussion:

The Commission concurs that the property does not meet criteria for historic designation and may proceed with the city's application process.

Decision:

Commissioner Friedman: Made a motion that the property does not meet the criteria for historic designation and the project may proceed through the City's application process without any further restrictions under the Cultural Heritage Ordinance.

Vice-Chair Thompson: Seconded the motion.

Motion carried 4-0.

4. 637 Meridian Avenue – Revocation or Modification of the Certificate of Appropriateness for Project No. 2232-COA and to De-list the property.

Recommendation:

Direct Staff to obtain a Historic Resources Evaluation report for the property prior to taking action to revoke or modify the certificate of Appropriateness for Project No. 2232-COA.

Planning Manager Kith recused herself from the item.

Presentation:

Planner Lim gave a PowerPoint of the project and informed the Commission that Planning Director Hankamer was be available to answer questions.

Public Comments:

None

Questions for Staff:

The Commission had questions and discussed recommendations from Staff regarding the Historic Resource Evaluation and the changes brought on from the last meeting where this project was discussed. Additionally, the Commission inquired about re-building to the original house, prior to the approval of the Certificate of Appropriateness in September 2019, and if it would be possible to place a time constraint on the project along with proposed materials for the chimney and siding.

Planning Director Hankamer answered questions regarding the Certificate of Appropriateness and the necessity of the Historic Resources Evaluation report as the project had been halted until a final determination by the Commission was made.

Questions for the Applicant:

The applicant and owner gave a presentation and was available to answer questions from the Commission.

The applicant commented that he has been in compliance of the approved Certificate of Appropriateness in addition to the approval of the chimney and windows. He requested for the Commission to adjust the conditions of the Certificate of Appropriateness.

The Commission also inquired about the fireplace and bricks from the original chimney, the series of events prior to the City's closures due to the pandemic, the steps taken with the City as grounds of approval for the demolition already taken place. The applicant answered the questions from the Commission and notes that the demolitions were approved by the Building Official.

Planning Director Hankamer notes that there were two complaints from the public regarding the demolition.

Commission Discussion:

The Commission discussed about the additional changes not presented to the Commission, the chimney designation, eligibility on the City's cultural inventory list, and the original Certificate of Appropriateness. They also commented that they were aware what construction delays would result waiting for a Historic Resources Evaluation report but had a responsibility to the community to do this correctly and thoroughly.

Decision:

Commissioner Morrish: Made a motion for Staff to obtain a Historic Resources Evaluation report for the property prior to taking action to revoke or modify the certificate of Appropriateness for Project No. 2232-COA and to CONTINUE the hearing to the next scheduled meeting.

Commissioner Friedman: Seconded the motion.

Motion carried 4-0 to continue the project.

Planning Manager Kith rejoined the meeting.

DISCUSSION ITEMS

5. **Update on Urgency Ordinance for Amending Zoning Code and Tolling Deadlines during the Local Declaration of Emergency**

Recommendation:

Review and provide comment.

Presentation:

Planning Director Hankamer gave a PowerPoint of the project and was available to answer questions from the Commission.

Questions for Staff:

Commissioners inquired about the Commission’s jurisdiction over historic properties which have the Planning Commission as the approving authority but requires the Commission’s recommendation on projects of such as CEQA documents. Planning Manager Kith answered the question from the Commission and provided the Mission Bell project as an example.

CONSENT ITEMS

6. Minutes of the Regular Meeting for July 18, 2019

Approved 4-0

COMMUNICATIONS

7. COMMENTS FROM COUNCIL LIASON:

City Council Liaison Khubesian commented about proposed polling and ballot measures regarding 45 foot height limits, Regional Housing Needs Assessment appeal, User Utility Tax and Transient Occupancy Tax.

Commissioners inquired if Staff were still evaluating properties in South Pasadena for higher density housing. Planning Director Hankamer responded and also informed the Commissioners of the upcoming Housing Element workshops on May 30th and June 30th, 2020.

8. COMMENTS FROM COMMISSION:

The Commission commented if there can be a change from start time for future meetings. Chair Gallatin answered that the meeting time was memorialized in the Municipal Code.

9. COMMENTS FROM SUB-COMMITTEES

None

10. COMMENTS FROM SOUTH PASADENA PRESERVATION FOUNDATION (SPPF)

None

11. COMMENTS FROM STAFF:

Planning Director Hankamer reminded the Commissioners of the upcoming housing element meetings and different meeting start time could be considered for upcoming meetings.

Planning Manager Kanika Kith informed the Commission of the Climate Action Plan meeting and commented about

how site visits would be completed for the two Mills Acts the Commission accepted at the previous meeting.

ADJOURNMENT

12. The meeting adjourned at 9:22 pm to the next regularly scheduled meeting on June 18, 2020.

APPROVED,



December 17, 2020

Mark Gallatin
Chair, Cultural Heritage Commission

Date