

MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday July 16, 2020 at 6:30 P.M.

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

ROLL CALL

The meeting convened at: 6:36 pm
Commissioners Present: Mark Gallatin - Chair, Rebecca Thompson -Vice Chair, William Cross
Commissioners Absent: Kristin Morrish and Steven Friedman
Staff Present: Kanika Kith, Planning Manager
Malinda Lim, Associate Planner
Aneli Gonzalez, Management Intern
City Council Liaison: Marina Khubesrian, M.D.

APPROVAL OF AGENDA

No reordering of agenda items for this meeting. Agenda approved as submitted.

Approved 3-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Chair Gallatin – Drove by 1534 Ramona Avenue and spoke to a neighbor who lives on that street.
Vice-Chair Thompson - No
Board Member Cross – Drove by project sites under public hearing.

PUBLIC COMMENTS AND SUGGESTIONS

None

PRESENTATIONS

1. None

PUBLIC HEARING

2. 1030 Brent Avenue/Project No. 2238-COA-Certificate of Appropriateness for the conversion of an unpermitted patio into habitable space (continued)

Recommendation:

Approval, subject to Conditions of Approval

Presentation:

Planner Lim gave a PowerPoint of the project and informed the Commission that the applicant and architect were at the meeting to answer any questions from the Commission.

Public Comments:

Received seven public comments in opposition of the project and a comment from the Applicant's representative.

Questions for Staff:

Commissioner Cross questioned whether the accessory dwelling unit (ADU) had building permits and for the history of the structure. Planner Lim responded that the structure used to be a separate unit and was later converted into an ADU. Planning Manager Kith clarified that the property was a duplex property with a main residence and a second unit in the rear. The ADU in question used to be a separate unit with its own gas meter. For the addition to the main house to be in compliance with the two covered parking requirement, the unit was converted into an ADU.

Chair Gallatin asked if the property has a valid Certificate of Appropriateness (COA). Planning Manager Kith explained that the owner did obtain a COA for a two-story addition back in 2008 in which the Cultural Heritage Ordinance did not have an expiration date on COA's. When the project was revised in 2018, the ordinance had been amended to include an expiration date and required the project to be in compliance with the code. Since the owner did not build the addition within 18 months of the COA being approved and amended, the COA had expired.

Chair Gallatin brought up a public comment about the removal of two trees without proper permits and asked if the applicant has planted any replacement tree. Planning Manager Kith suggested referring the question to the applicant to answer.

Chair Gallatin questioned why the condition of a recorded covenant would be to prohibit any construction which changed the architectural defining features for a period of five years from the demolition of the unpermitted patio cover or the construction of the proposed addition instead of the requirement of both. Planning Manager Kith explained that there could be two scenarios which could happen; the applicant could tear down the patio cover and not construct the addition or build the addition. After the occurrence of either, the five year period would start.

Questions for the Applicant:

The applicant did not have a presentation but their representative, Architect Jim Fenske, provided a rebuttal to the public comments received.

Vice-Chair Thompson questioned why the project took so long to be resolved. Architect Fenske responded that it was in part due to the turn-over in the Planning Department and some delayed responses from the applicant.

Vice-Chair Thompson also questioned why there were inconsistencies on the plans. Architect Fenske responded that a surveyor was hired to confirm all distances between structures and the property lines.

Chair Gallatin posed his question again if there were any trees planted to replace the trees which were removed. Architect Fenske replied that he does not know but was certain his client would plant some trees to be in compliance.

Commissioner Discussion/Comments:

Vice-Chair Thompson was okay with what was presented on the plans but would like to see a transom be added to the back door.

Commissioner Cross said he understood the neighbor's frustration with the City's response but finds the elevation and addition acceptable. He would like to see the addition move forward.

Chair Gallatin questioned to Staff if the Commission would be able to deny the project if the project complied with all City codes, met the Secretary of the Interior's Standards for Historic Properties, the City's Design Standards for Historic Properties, and if the Commission could make the findings for Certificate of Appropriateness. Planning Manager Kith responded that if the Commission could not make the findings for approval, then the Commission could deny the project. Chair Gallatin also stated that the Commission could be punitive and commended Staff on the conditions for the penalties.

Decision:

Commissioner Cross: Stated that he could make all mandatory findings and project specific findings 2, 3, and 9. Made a motion to APPROVE the project subject to the conditions of approval with the following added condition:

- Required the on-site planting of a minimum, 24-inch box tree which is listed on the City's Tree Ordinance.

Chair Gallatin: Seconded the motion.

Motion carried 3-0 to approve the project.

3. 1024 Indiana Avenue/Project No.2233-COA- Certificate of Appropriateness for an addition to the home, a new attached carport to the garage, and the demolition of accessory structures (Continued)

Recommendation:

Approval, subject to Conditions of Approval

Presentation:

Planner Lim gave a PowerPoint of the project and informed the Commission that the applicant and architect were at the meeting to answer any questions from the Commission.

Public Comments:

None

Questions for Staff:

Chair Gallatin asked for clarification on the ridge height. Planner Lim clarified the correct ridge height.

Questions for the Applicant:

Vice-Chair Thompson would like for the applicant to fix the plate heights and windows on the plans.

Commissioner Discussion/Comments:

Vice-Chair Thompson was happy with the changes made and would like to do a Chair Review for the mullions on the casement and fixed windows.

Commissioner Cross had the same comments as Vice-Chair Thompson.

Chair Gallatin commended the applicant and the architect for making the recommended changes to the plans requested and Vice-Chair Thompson's comments on the windows.

Decision:

Chair Gallatin: Stated that he could make all mandatory findings and project specific findings 2, 3, and 9. Made a motion to APPROVE the project subject to the conditions of approval with the following added condition:

- Required Chair Review of the casement and fixed window.

Vice-Chair Thompson: Seconded the motion.

Motion carried 3-0 to approve the project.

4. 95 Short Way/Project No. 2268-NID/DRX – Notice of Intent to Demolish a 1081 square-foot single-family home and 2 car garage, and Design Review of a new single-family home.

Recommendation:

Make a recommendation that the property does not meet the national, state, or local criteria for historic designation and the project may proceed through the City's application process without any further restriction under the Cultural Heritage Ordinance.

Presentation:

Planner Gonzalez gave a PowerPoint of the project and informed the Commission that the applicant and architect were at the meeting to answer any questions from the Commission.

Public Comments:

None

Questions for Staff:

Commissioner Cross asked for certainty that the oak tree would be fenced off during demolition. Planning Manager Kith responded that the applicant is conditioned to provide a tree protection plan for review by the Public Works Department and that it is required to be approved prior to any construction.

Questions for the Applicant:

Planning Manager Kith informed the Commission that the architect and the architectural historian were available to answer any questions from the Commission.

Commissioner Discussion/Comments:

Vice-Chair Thompson hoped that the applicant will design the house to incorporate the oak tree. Commissioner Cross echoed Vice-Chair Thompson's comments about the tree.

Decision:

Vice-Chair Thompson: Made a motion to recommend that the property does not meet the national, state, or local criteria for historic designation and the project may proceed through the City's application process without any further restriction under the Cultural Heritage Ordinance.

Commissioner Cross: Seconded the motion.

Motion carried 3-0.

DISCUSSION ITEMS

5. State Route 110/Arroyo Seco Parkway Safety and Operational Enchantments Project.

Planning Manager Kith provided a brief verbal staff report about the letter from Cal-Trans with a proposal to make changes to the freeway in order to improve traffic. Cal-Trans did not provide plans or a traffic study for review therefore, Staff recommends the Commission provide a letter to Cal-Trans requesting for those documents and work with the Mobility and Transportation Infrastructure Commission to ensure the new road design does not impact any historical properties.

Decision:

Chair Gallatin: Made a motion for Staff to draft a letter to Cal-Trans requesting plans and a traffic study.

Vice-Chair Thompson: Seconded the motion.

Motion carried 3-0.

6. 1534 Ramona Avenue Landscape Improvements

Planning Manager Kith provided a brief history of the site and project. The property is historic and within a historic district. The residents in the historic district are working with an architectural historian, Debbie Howell, for listing the district on the National Register. Staff recommends that the Commission form a subcommittee to work with the applicant to on the landscape plan proposed for the yard and with the architectural historian that the landscape plan is consistent with the Secretary of the Interior Standards for landscape restoration of a historic property.

Decision:

Chair Gallatin: Made a motion to form a subcommittee consisting of Vice-Chair Thompson and Commissioner Cross to work with the applicant and the architectural historian.

Vice-Chair Thompson: Seconded the motion.

Motion carried 3-0.

7. Rialto Theatre Update

Planning Manager Kith provided a brief update of the interior remodel which had occurred for the Rialto Theatre and informed the Commission that Staff had informed Mosaic that the interior work needed to be in compliance with the historic structure report which was a guide for interior restoration. Any deviation from the report required the project be brought back to the Commission for review. Staff requested for the existing subcommittee to review the interior improvements.

Due to Vice-Chair Thompson's conflict of interest and lack of Commissioners to make a motion, no motion was made.

CONSENT ITEMS

8. None

COMMUNICATIONS

9. **COMMENTS FROM CITY COUNCIL LIASON:**

Council Member Khubesrian thanked the Commission for their work and was interested in obtaining additional information pertaining to the Cal-Trans proposal.

10. **COMMENTS FROM COMMISSION:**

Commissioner Cross stated he was glad to be back for the meetings. Chair Gallatin agreed with his comment.

11. **COMMENTS FROM SUB-COMMITTEES:**

None

12. **COMMENTS FROM SOUTH PASADENA PRESERVATION FOUNDATION (SPPF):**

Commissioner Gallatin commented that the museum has a broken window caused by a broken tree branch. The window is being placed by the Public Works Department.

The annual meeting for SPPF has been postponed and will hopefully take place by December.

13. **COMMENTS FROM STAFF:**

Planning Manager Kith commented that Staff addressed the questions Chair Gallatin and Commissioner Friedman had with the urgency ordinance draft presented to the Planning Commission. That draft is being presented to the City Council for review and adoption. Planning Manager Kith also mentioned that a draft amendment to the Cultural Heritage Ordinance to be consistent with the urgency ordinance will be presented to the Commission the following month along with the Accessory Dwelling Unit Ordinance. Planning Manager Kith informed the Commission that their future agendas will be packed moving forward.

ADJOURNMENT

14. The meeting adjourned at 8:51 pm to the next regularly scheduled meeting on August 20, 2020.

APPROVED,



December 17, 2020

Mark Gallatin
Chair, Cultural Heritage Commission

Date