

MINUTES OF THE REGULAR MEETING OF THE  
**CULTURAL HERITAGE COMMISSION**

CITY OF SOUTH PASADENA

**Thursday, April 15, 2021 at 6:30 P.M.**

VIRTUAL MEETING

**ROLL CALL**

The meeting convened at: 6:30 pm  
Commissioners Present: Mark Gallatin (Vice-Chair), Kristin Morrish, William Cross and Conrado Lopez  
Commissioners Absent: Rebecca Thompson (Chair)  
Staff Present: Kanika Kith (Planning Manager), Joanna Hankamer (Planning Director); Aneli Gonzalez (Planner)  
City Council Liaison: Evelyn G. Zneimer  
City Attorney: Andrew Jared

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.*

**APPROVAL OF AGENDA**

Approved 4-0.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

None.

**PUBLIC COMMENTS AND SUGGESTIONS**

None.

**PUBLIC HEARING**

1. **925 Palm Avenue/Project No. 2339-COA/AUP (Continued) – Certificate of Appropriateness for an 1,008 sq. ft. single-story addition and alterations to an existing single-story, 1,145 sq. ft. single-family residence and an Administrative Use Permit to waive the second covered parking requirement located at 925 Palm Avenue:**

**Presentation:**

Planning Manager Kith recused herself.

Planner Aneli Gonzalez presented a PowerPoint presentation of the project.

**Recommendation:**

Staff recommends that the Commission approve the Certificate of Appropriateness and Administrative Use Permit, subject to the Conditions of Approval.

**Questions for Staff:**

Vice-Chair Gallatin asked if most of the features are being retained, which ones are not.

Planning Director Hankamer said we will refer this question to the architect after we listen to public comments.

There were no other questions from the Commission for staff.

**Public Comments:**

None.

**Applicant's Presentation:**

The homeowner, Derek Vaughn, presented a prerecorded PowerPoint presentation.

The homeowner, Christina Vaughn, clarified the decrease in square footage of the proposed addition, and pointed out the incorporation of the subcommittee's recommendation to relocate the pergola and removal of one of the windows. She also confirmed that everything from the 1903 home is being maintained.

**Questions for Applicant:**

None.

**Commissioner Discussion:**

Each Commissioner expressed their appreciation and approval of the project, with Commissioner Morrish clarifying that the original 1,008 square foot addition is now a 989 square foot addition. The development standard numbers were correct, the narrative was incorrect.

**Decision:**

Commissioner Lopez motioned, seconded by Commissioner Cross, to approve the Certificate of Appropriateness and Administrative Use Permit subject to the Conditions of Approval.

**The motion carried, 4-0.**

This project is approved subject to the conditions of approval. This decision is final unless an appeal is filed within 15 days from today. No construction or activity may commence during this period. Appeal forms may be obtained from the City Clerk's office.

Planning Manager Kith rejoined the meeting.

- 2. 1020 Milan Avenue/2371-COA/AUP/NID – Certificate of Appropriateness for a two-story, 1,177 square-foot addition and alterations to an existing single-story, 16,660 square-foot single-family residence located at 1020 Milan Avenue:**

**Recommendation:**

Continue to May 20, 2021 meeting.

Commissioner Lopez recused himself from the meeting for this item.

**Commissioner Discussion:**

None.

**Decision:**

Commissioner Morrish motioned, seconded by Vice-Chair Gallatin, to continue this item to the May 20, 2021 meeting.

**Motion carried, 3-0.**

Commissioner Lopez rejoined the meeting.

**3. 1016 Orange Grove Avenue/2384-LMN/2383-MIL – Review & Make Recommendations to the City Council for a Historic Landmark Designation and for a Mills Act Contract for a single-family residence located at 1016 Orange Grove Avenue:**

**Recommendation:**

Staff recommends to City Council to designate 1016 Orange Grove Avenue as a local Historic Landmark property and enter into a Mills Act Contract for 1016 Orange Grove Avenue.

**Staff Presentation:**

Planner Aneli Gonzalez presented a PowerPoint presentation of the project.

**Questions for Staff:**

None.

**Public Hearing:**

No public comments were received by staff for this issue.

**Presentation by Applicant:**

None.

**Questions for Applicant:**

None.

**Commissioner Discussion:**

Commissioner Lopez thinks this is a beautiful and important structure for the City being an old school house, and definitely agrees with the recommendations of the staff to approve this historic landmark designation.

Commissioner Cross is pleased to see it become a landmark soon and with the restoration that has occurred. It's an adaptive reuse clearly and he thinks they have done a good job so far. He is particularly pleased to see the seismic retrofit. He is prepared to vote in favor of this.

Commissioner Morrish also agrees that this should be a historic landmark and that it is eligible for the Mills Act, so she's good with that.

Vice-Chair Gallatin would just add that it was a pleasure to serve on the subcommittee with Chair Thompson and draft the reports included tonight on both the landmark nomination and the Mills Act application. This is a very unique property: first, it is one of the few extant properties from that late Victorian era – the mid-1880s; and second, it's unique – as Commissioner Cross alluded to – by its varied use over the years – beginning life as a schoolhouse and then later, a boys and girls clubhouse, and then a duplex and now a single-family home. So, a great example of adaptive reuse and the resiliency of a historic building over time to adapt to many different uses.

**Decision:**

Vice-Chair Gallatin and staff discussed a procedural clarification regarding making a single motion to cover both items at a singular address and whether a separate motion on each item is required.

Staff responded that it is best practice to do a motion for each but it is the Chair's discretion. However, it is good practice to do two separate motions because there are two separate items.

Vice-Chair Gallatin called for a motion on the historic landmark designation.

Commissioner Morris motioned, seconded by Commissioner Lopez, to recommend to the City Council that 1016 Orange Grove be designated as a local landmark.

**Motion carried, 4-0.**

Commissioner Morrish motioned, seconded by Commissioner Lopez, to recommend to the City Council that the City enter into a Mills Act Contract for the property at 1016 Orange Grove.

**Motion carried, 4-0.**

**4. 1716 Lyndon Street/2296-COA/NID – Certificate of Appropriateness for a 1,040 sq. ft. rear addition to an existing single-family home and a Notice of Intent to Demolish a 274 sq. ft. detached garage built in 1922 located at 1716 Lyndon Street:**

Vice-Chair Gallatin recused himself from this item.

Commissioner Morrish was asked to chair this item in his absence. Commissioner Morrish accepted.

Vice-Chair Gallatin left the meeting.

**Staff Presentation:**

Planning Manager Kith presented a prerecorded PowerPoint presentation.

**Questions for Staff:**

Commissioner Cross asked about the existing asbestos siding.

Planner Gonzalez confirmed the asbestos siding would be removed to show the original redwood siding.

There were no other questions for staff.

**Public Hearing:**

There were no public comments received for this item.

**Applicant's Presentation:**

A prerecorded PowerPoint presentation was presented.

**Questions for Applicant:**

None.

**Commissioner Discussion:**

Commissioner Lopez stated he thought it was a beautiful proposal. He loved the way the volumes were articulated. He liked the way the slightly taller volume was used to separate the new from the existing and the articulation of the volumes on the east and west elevations. He also loved the windows. He believes all the elements are there. He thinks it is quite wonderful.

Commissioner Cross said he thought what is proposed will be a welcome addition to the neighborhood and the neighbors.

Commissioner Morrish said she, too, was glad to see that they were able to achieve their goals without having to go to a second story. She liked this design a lot and hoped that the family enjoys this house. She thought it was a clever use of that property.

**Decision:**

Commissioner Cross motioned, seconded by Commissioner Morrish, to approve the Certificate of Appropriateness and the Notice of Intent to Demolish the garage, subject to the Conditions of Approval.

**Motion carried, 3-0.**

This decision is final unless an appeal is filed within 15 days from today. No construction or activity may commence during this period. Appeal forms may be obtained from the City Clerk's office.

Vice-Chair Gallatin returned to the meeting.

**BUSINESS ITEMS**

**5. CLG Report:**

Vice-Chair Gallatin asked Commissioners and for any requests for additions or revisions to the CLG Report.

Commissioner Morrish noted that a correction needed to be made to her email address and pointed out a few grammatical corrections. She also inquired about the number of Mills Act contracts reflected in the report.

Planning Manager Kith verified, and Planner Gonzalez identified, the Mills Act contracts reflected in the report.

Planning Manager Kith said the corrections mentioned by Commissioner Morrish would be made.

There were no further comments, questions or revisions requested to the report.

**Decision:**

Vice-Chair Gallatin motioned, seconded by Commissioner Lopez, to approve the CLG Report as submitted.

**Motion carried, 4-0.**

## ADMINISTRATION

**6. Comments from Council Liaison:**

Councilmember Zneimer reported on the status of the RRFB, Rectangular Rapid Flashing Beacons. The survey will be done at the end of May. There are two sites identified –on Diamond and on Fairview. The Committee is working with the Chamber of Commerce and the owners of the businesses that are affected where the beacons will be located. With the approval of Caltrans, the City can now coordinate the color match for the galvanized poles to the existing poles on Mission. She explained the specifics regarding the use of solar power. The proposal has been submitted to Caltrans which indicated it would be approved. Although the survey report had not yet been received, the Committee was working closely with the Chamber of Commerce and the business owners on and near Fairview.

**7. Comments from Cultural Heritage Commissioners:**

None.

**8. Comments from Subcommittees:**

Commissioner Morrish reported that Commissioner Cross and she had a meeting with the folks up at Lisa Padilla's house. They are going to submit their numbers and go forward with that project.

**9. Comments from South Pasadena Preservation Foundation (SPPF) Liaison:**

Vice-Chair Gallatin reported that it has been a busy month for SPPF. SPPF hosted a community forum on March 25<sup>th</sup> to introduce the proposal for the acquisition and disposition of the Caltrans properties – to introduce that proposal to the community. The City subsequently held another forum on the 29<sup>th</sup> of March to introduce it to the community and take questions from the community about Senate Bill 381 – which is Senator Anthony Portantino's legislation that would affect the acquisition and disposition of the Caltrans homes. Council took up this matter on April 7<sup>th</sup> and reached a consensus that they wanted to have an additional round of community outreach. And so, yesterday a virtual meeting was held which lasted three hours in which the proposed amendments to SB 381 – amendments proposed by SPPF - were reviewed and discussed and explained in great detail. He wanted to thank the City and the City staff for providing that opportunity to help again educate the community about all the options that are out there vis-à-vis the Caltrans properties. He especially wanted to thank Joanna Hankamer, who did a great job as a facilitator of the meeting. She really helped to cover a lot of ground and make that a very smooth meeting. So, again, thanks to everybody involved.

Vice-Chair Gallatin also reported that earlier this week, the City of Pasadena City Council submitted a recommendation to the State Historic Preservation Commission to create the Pasadena Avenue Historic

District which encompasses several blocks in the southern part of Pasadena, but also crosses the border and encompasses four contributors in South Pasadena on the southside of Columbia. He wrote a letter of support on behalf of the Preservation Foundation for the City of Pasadena's action and on April 30<sup>th</sup> there will be a public hearing of the state Historic Resources Commission to make this a national registered district. He is very supportive of what our neighbors in Pasadena are doing and it does include four properties in our town.

**10. Comments from Staff:**

Planner Kith introduced Marina Khrustaleva and invited Marina to give an introduction about herself, so the Commission could get to know her. She can be reached by email or phone.

Marina Khrustaleva said was trained as an architect for an architectural historian back in Russia. She was in historic preservation for about 20 years. She moved to California to South Pasadena in 2015 and since then has tried to put her foot in the door in the local historic preservation arena. She was on the South Pasadena Preservation Foundation Board for three years and has had the great pleasure to work with Mark Gallatin there. She also worked for the City of Pasadena as an Assistant Planner for one year. She hopes she has enough expertise now to be able to help Kanika and everyone in the Planning Department for three months.

Planning Manager Kith said she's going to be a great addition for our historic preservation in the City. With Marina on board, the Planning Department is planning to kick off more historic preservation work that needs to be done. The first thing that she's going to help us tackle is updating our website to be more resourceful for property owners.

Vice-Chair Gallatin welcomed Marina to the City staff on behalf of the Commission. He has had the pleasure and honor of knowing and working alongside Marina on the Preservation Foundation Board, and adding her to the Planning Department staff just makes a great staff greater.

**ADJOURNMENT**

- 11.** The meeting adjourned at 7:35 pm to the next regular Cultural Heritage Commission meeting scheduled for May 20, 2021 at 6:30 pm.

APPROVED,	
<i>Mark Gallatin</i>	September 19, 2022
_____ Mark Gallatin Chair, Cultural Heritage Commission	_____ Date