

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday, July 21, 2022 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET
-AND-
VIA ZOOM TELECONFERENCE

ROLL CALL-

The meeting convened at: 6:38 pm

Commissioners Present: Mark Gallatin (Chair), Conrado Lopez (Vice-Chair), William Cross, Rebecca Thompson.

Staff Present: Angelica Frausto-Lupo (Community Development Director), Matt Chang (Planning Manager), Braulio Madrid (Associate Planner), Susana Martinez (Associate Planner), Sandra Robles (Associate Planner)

City Council Liaison: Evelyn G. Zneimer

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

Commissioner Cross, Vice-Chair Lopez visited all sites but had no ex parte communications or contacts

PUBLIC COMMENTS AND SUGGESTIONS

Barbara Cser is a long-time resident. She brought up that the Oaklawn Waiting Station is not at its original location and wishes it be restored to its original form. Chair Gallatin received a letter from Ms. Cser detailing her public comment. Chair Gallatin added that a group of Oaklawn residents met with the city regarding this topic.

CONSENT CALENDAR

Vice-Chair Lopez motioned to approve the minutes of the August 19, 2021 and September 23, 2021 meetings. Commissioner Cross seconded. Motion passed 4-0.

PRESENTATION

None.

PUBLIC HEARING

1. 1801 Marengo Avenue, Project No. 2403-COA – A Certificate of Appropriateness for a 321 square foot two-story addition and interior remodel of an existing 1,727 square foot two-story single-family dwelling unit.

Recommendation:

Approve the Certificate of Appropriateness, subject to the Conditions of Approval.

Presentation:

Associate Planner Braulio Madrid presented the staff report.

Questions for Staff:

Commissioner Cross asked if South Pasadena code required a garage to be closer to the principal residence than the street. Associate Planner Madrid explained the garage was relocated to preserve the historic nature of the home and provide additional space, and the garage would be exactly on the line between the home and the street.

Commissioner Cross further inquired if the overhang on the garage would violate the code. Associate Planner Madrid said it didn't. Cross asked if the municipal code specified attached or detached. Associate Planner Robles specified the code only applies to attached garages.

Commissioner Thompson asked which specific windows would be used. Chair Gallatin responded that all windows would be custom to match the current windows. Project Architect confirmed this was the case.

Chair Gallatin certified that this would be an addition to a home, not a new home.

Applicant's Presentation:

Project Architect Susan Masterman, architect for the applicants joined the meeting. Explained a brief history of interactions between the applicant and the city. Explained the additions to the existing L-shaped house plan, and it was far away from the boundary elevations. The materials would be similar, however the details are slightly different. Summarized that the project is discreet, thoughtful and met all city regulations.

Questions for Applicant:

Chair Gallatin inquired about an air-conditioning unit shown in photograph #5. Architect Masterman said it would be removed.

Chair Gallatin asked if the neutral gray color chosen by the applicant would de-accentuate the half timbering. Architect Masterman said the applicants were going for a weathered paler look and they will use a stain, not paint.

Public Comments:

None

Commissioner Discussion:

Vice-Chair Lopez noted how the project was beautifully built and perfectly scaled. Both Commissioners Thompson and Cross echoed this comment. Chair Gallatin expressed admiration for the work the applicants and architect put into the project.

Decision:

Vice-Chair Lopez motioned, seconded by Commissioner Cross, to approve the project as submitted, but to change the project details to include the stained instead of painted finish.

Motion carried, 4-0. This project is approved, subject to the Conditions of Approval.

2. **2022 Camden Parkway, Project No. 2473-COA— A Certificate of Appropriateness for a 38 square-foot first-floor addition, a 1,368-square-foot second-story addition, and a 325-square foot rear trellis to an existing 1,650 square-foot one-story single family dwelling unit:**

Recommendation:

Staff recommends that the Cultural Heritage Commission form a subcommittee to work with the Applicant to refine and relocate the proposed addition to the rear of the property. Staff recommends approval of the project upon relocation of the addition to the rear of the residence, subject to the Conditions of Approval.

Presentation:

Associate Planner Sandra Robles presented the staff report.

Questions for Staff:

Chair Gallatin asked when the applicant first submitted plans for this project. Associate Planner Robles clarified December 2021.

Applicant's Presentation:

Applicant Emily Porter introduced herself as one of the owners of the home. Explained Project was designed by architect Cynthia Bennett and Associates. Plans to maintain the 1920s Spanish style structure such as the original façade, while adding additional living space. Mentioned it was important that all bedrooms were on the same level for safety purposes, and to have a backyard space. Provided with commissioners a list of 70 signatures, including signatures of all 4 property owners surrounding the project and letters of support.

The principal of the architectural firm explained herself and applicants are aware of large size, but feel it is necessary to have all bedrooms on the same level and preserve the backyard.

Architect for the project Tim Clark emphasized the front of the house remains the same, all changes would be to open up the backyard. The patio in the front, as well as front rooms will all remain the same. Showed how important it was for all the bedrooms to be on the same level. Displayed images of other houses in the area with second stories. Showed how the roof would stay the same. Brief description of materials used.

Questions for Applicant:

Commissioner Thompson asked how the applicants justify the design, describing it as unattractive and designed solely to maximize square footage. Additionally noting loss of character as Spanish Revival and loss of the façade. Architect disagreed with assessment, stating it was Spanish Colonial.

Public Comments:

Samantha Hill is a Camden Parkway resident who is a local architect and chair of the Design Review Board. She expressed support for the Porter renovation. Mentioned bond between their families, kids walk to school together and she wishes to keep the Porter family in the neighborhood. She noted that both herself and Emily

Porter were small business owners who worked out of their homes and need home offices separate from their kids.

Commissioner Discussion:

Commissioner Thompson stated she believed she made her position clear.

Vice-Chair Lopez appreciated the applicant's project, and noted the wide community support for the project. He noted that the backyard is unorthodox and the kids need the space. Vice-Chair Lopez noted the new proposed house would completely erase the little house. Noted the elevation in the front is decent, but other elevations are straight up. No articulations are present except for the trellis in the book which to him is a large issue. Wishes to help the applicant but admits the design as proposed is very hard to support.

Commissioner Cross echoed Vice-Chair Lopez's sentiments. Commissioner Cross noted his main concern is the drive-by front view. The right gable is no longer there, there is no depth to it. It is stuck on to the main house. Commissioner Cross noted in his opinion, the architect needs to take another look at the project to make the ornament not look like an ornament.

Chair Gallatin expressed gratitude for the applicant's outreach effort. Wishes to let the applicant know that in 6 years of being on the CHC, he has never seen a second story historic home turned down. Chair Gallatin says he cannot in good conscience vote to approve this project. He recommends the applicant and their architect work with the city. Chair Gallatin said the project as is does not meet the current guidelines, but it can definitely be improved and subsequently passed.

Staff asked commission to confirm members of the subcommittee and the continuance date. Clarified a motion is needed to form a subcommittee.

Commission asked when applicant would need to submit additional documents for the next meeting. Associate Planner Robles suggested August 8th as the final day. The Commission agreed to meet at the August CHC meeting.

Decision:

Subcommittee will be created to continue to revise and guide the project.

Chair Gallatin motioned to create a subcommittee of Vice-Chair Lopez and Commissioner Cross. Vice-Chair Lopez seconded.

Motion carried, 4-0

Chair Gallatin motioned to continue this project to the August CHC meeting. Commissioner Thompson seconded.

Motion carried, 4-0

3. 424 Oaklawn Avenue, Project No. 2488-COA – A Certificate of Appropriateness to add a 262 square-foot second floor addition and interior remodel of an existing 2,458 square-foot-two-story single family-dwelling unit

Recommendation:

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

Presentation:

Associate Planner Susana Martinez presented the staff report.

Questions for Staff:

Chair Gallatin asked if anyone knows who the original architect on the home is. Associate Planner Martinez said staff does not know.

Applicant's Presentation:

Architect David Law introduced himself, thanks staff and commission. Explains how the neighborhood is a mix of architectural styles. Shows how the proposed project only affects the back elevation, which is the least noticeable. Says many small problems are more of maintenance issues.

Homeowner Carrie Reynolds introduced herself. Clarifies that the side of the home which is being modified is next to a dense grouping of trees which was not in the presentation. Notes this as an additional reason for moving the house back.

Questions for Applicant:

Commissioner Thompson noted a discrepancy in the plans, and asked if anyone wanted to take advantage of the tunnel in the plans. She admires the plan, especially the roofline.

Chair Gallatin asked the architect that about a narrowing of the lot towards the back end of the property. The architect replied that it was a break line that he didn't put it, but should have.

Commissioner Cross expressed admiration for the project. He also asked if the Architect's firm do the building that the Architect's offices are in. The firm did not. Some discussion about the previous building before the offices.

Public Comments:

None

Commissioner Discussion:

Vice-Chair Lopez called it a beautiful design. Commissioner Thompson echoed the comments.

Chair Gallatin noted that this is an easily reversible change, echoes the other commissioners.

Decision:

Commissioner Cross motioned to approve as submitted. Vice-Chair Lopez seconded.

Motion carried, 4-0

4. 1128 Garfield Avenue, Project No. 2462-COA – A Certificate of Appropriateness to add a 174 square foot second floor addition to an existing 3,490 square-foot single-family dwelling unit

Recommendation:

Staff recommends that the Cultural Heritage Commission approve the project, subject to the condition of approval.

Vice-Chair Lopez recused himself as he is the owner of this property.

Presentation:

Associate Planner Susana Martinez presented the staff report.

Questions for Staff:

None

Applicant's Presentation:

None

Questions for Applicant:

Commissioner Cross remarked he did not know it was Vice-Chair Lopez's property, but he always admired it. He said if he was a neighbor he would enjoy the addition and had no problems with the project.

Chair Gallatin asked staff if Vice-Chair Lopez is allowed to speak as an applicant. Planning Manager Chang said he is able to speak as an applicant of this project.

Commissioner Thompson asked about the height of the bathroom.

Vice-Chair Lopez returned to the chamber as an applicant for this project to answer Commissioner Thompson's question. Reiterates the height is the same as the other bathrooms to give it more space.

Back and forth discussion about the plate height in the bathroom and overall diversity in room height. Remarks that the project is well done.

Chair Gallatin asked the applicant about the differentiation of the windows. Applicant responded that the differentiation is the number of divided lights, they are custom windows. Chair Gallatin asked about the red cedar shingle. Applicant stated in order to change modulation, they made the shingles not line up slightly.

Public Comments:

None

Commissioner Discussion:

None

Decision:

Commissioner Cross motioned to approve as submitted. Commissioner Thompson seconded.

3-0 motion carried.

ADMINISTRATION

Vice-Chair Lopez returned to the Commission as a member of the CHC.

5. Comments from Council Liaison:

Councilmember Zneimer thanked the commissioners for their hard work.

6. Comments from Commissioners:

Chair Gallatin thanked staff Lilian Estrada for the more user-friendly commission binders.

7. Comments from Subcommittees:

None.

8. Comments from SPPF Liaison:

Chair Gallatin thanked Councilmember Zneimer for approving a memorandum of understanding on the inspection of eight (8) unoccupied Caltrans homes. Char Gallatin also announced the results of the SPPF election.

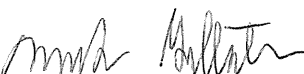
9. Comments from Staff:

Planning Manager Chang mentioned that staff is working on the meeting minutes for all commission meetings but will take some time as staff members have to go back and watch the video to record the minutes. Planning Manager Chang also reminded the commission of the special Planning Commission meeting on July 26th which will talk about the Housing Element.

Planning Manager Chang also acknowledged the processing of four cases today and will process more cases next meeting. Looking forward, the 1020 El Centro mixed-use project will come up at the next CHC meeting, which many in the community are eagerly anticipating. He also provided staffing update including the position of a vacant Deputy Director of Community Development.

ADJOURNMENT

- 10.** The meeting adjourned at 8:47 pm to the next regular Cultural Heritage Commission meeting scheduled for August 18, 2022 at 6:30 pm.

APPROVED,	
	2-16-23
_____ Mark Gallatin Chair, Cultural Heritage Commission	_____ Date