

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday, December 15, 2022 at 6:30 P.M.

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

ROLL CALL

The meeting convened at: 6:33 pm

Commissioners Present: Mark Gallatin (Chair), Conrado Lopez (Vice-Chair) and William Cross

Commissioners Absent: Kristin Morrish

Council Liaison: Evelyn G. Zneimer

Staff Present: Alison Becker (Community Development Deputy Director), Matt Chang (Planning Manager), Braulio Madrid (Associate Planner)

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

APPROVAL OF AGENDA

Approved, 3-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Cross drove by and took photographs of the 1222 Brunswick Avenue property listed under Item 5 of the agenda.

PUBLIC COMMENT

1. **Public Comments – General (Non-Agenda Items)**
None.

CONSENT CALENDAR ITEMS

2. **Minutes from the Regular Meeting of December 17, 2020**
3. **Minutes from the Regular Meeting of November 18, 2021**
4. **Minutes from the Special Meeting of February 7, 2022**

Vice-Chair Lopez motioned, seconded by Commissioner Cross, to approve the minutes.

Approved, 3-0.

PUBLIC HEARING

- 5. **1222 Brunswick Avenue, Project No. 2451-NID/DRX – A Notice of Intent to Demolish** for the proposed demolition of an existing single-family dwelling.

Recommendation:

Approve the Notice of Intent to Demolish and determine that the property does not meet the national, state, or local criteria for historic designation.

Presentation:

Associate Planner Madrid presented a PowerPoint presentation.

Questions for Staff:

None.

Applicant’s Presentation:

None.

Questions for Applicant:

None.

Public Comment:

None.

Applicant’s Rebuttal:

None.

Commissioner Discussion:

The Commissioners had no questions or comments regarding this application. The report from the Dudek firm was thoroughly researched and very well-prepared.

Decision:

Vice-Chair Lopez motioned, seconded by Commissioner Cross, to approve the Notice of Intent to Demolish with a determination that the property does not meet the national, state or local criteria for historic designation.

Roll Call:

Commissioner Cross	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

Motion carried, 3-0.

DISCUSSION

6. Historic Resources Update:

Presentation:

Planning Manager Chang provided an update regarding preparation of an RFP (Request for Proposal) to update the historic resource survey which was conducted, but not adopted in 2017. Staff welcomed any comments, feedback or suggestions or any history that the Commission could provide.

Questions for Staff

The Commissioners inquired about the timeframe and strategy of the survey (particularly, if it would be completed in the current fiscal year).

Planning Manager Chang noted it would take longer than the current fiscal year and provided a likely timeline and how it could affect the budget. The last official survey was back in 2002. The new survey would have to look at everything 45 years or older, including structures built in the more modern era, to see if they should be included or delisted.

Chair Gallatin provided background on the 2017 survey, and explained that it basically consisted of three (3) parts – a review of all the existing parts on the inventory; a review of those properties that were in the path of the former 710 freeway extension that in many cases had been analyzed for historic significance by Caltrans through their environmental review; and the final part had to do with the mid-century modern era. He asked if the parameters in the last survey (1935 to 1972) would likely be the same or were changing.

Planning Manager Chang remarked those parameters would probably be a starting point and staff would work with the consultant to consider the budget for that perspective and for an even bigger scope.

Chair Gallatin added that he had retained the papers, etc. from community meetings and public hearings held five years ago. He offered them to staff for their use. Planning Manager Chang graciously accepted the offer.

ADMINISTRATION

7. Comments from Council Liaison:

Deputy Director Becker informed the Commission and Council Liaison the fourth draft of the Housing Element submitted this Monday includes the Downtown Specific Plan area which contains historic resources. It does not in any way suggest that those resources will be targeted for redevelopment. They are simply a part of the larger Specific Plan area.

8. Comments from Commissioners:

The Commissioners expressed concern about structures such as the one presented in Item 5 tonight having to go through excessive procedures and expenses to obtain approval for a requested demolition permit.

Chair Gallatin recalled that when the Cultural Heritage Ordinance was adopted in 2017, it was well-intentioned. About a year or two ago, staff considered creating an HRE Lite for demolition requests for accessory buildings, etc. where both the Commission and staff felt that a full-blown HRE, like the one for

this project tonight, was a bit excessive for an accessory building or an outbuilding like a garage. He recalled that prior staff members even put together an outline or a template of what things might be included in an HRE Lite.

Deputy Director Becker appreciated the background that the Ordinance has been in place for about five years and there may be an opportunity to glean lessons from the experience and make some adjustments, particularly in this moment where we're about to adopt a Housing Element which has a very ambitious target for housing production. The state will absolutely be looking to us to continue to find ways to make it easier to build housing. The staff will review past experiences and bring forward some recommendations this coming year that would help to address this concern.

Chair Gallatin and Deputy Director Becker discussed that in the Housing Element one of the things that the state wants every city to do is try to identify obstacles or barriers to building more housing and he could certainly see them zeroing in on something like this. He was encouraged to hear she is open to further discussion on this topic.

Chair Gallatin wanted to make the Commission aware of the efforts of Evelyn Dolphin, a staff who works here at City Hall. He has had the pleasure of working with her for several years at the City of San Gabriel. She has joined us here in South Pasadena now and has been devoting all her time to getting us caught up on the minutes. The Commission appreciate it and thank Evelyn for her efforts in getting through that backlog of minutes.

9. Comments from Subcommittees:

None.

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

Chair Gallatin shared that earlier this afternoon, the SPPF team concluded their inspections of the unoccupied Caltrans-owned properties. He thanked staff, especially Leah Demarest and Alison Becker who accompanied them on those inspections, and the SPPF team which included Odom Stamps, Debi Howell-Ardila and Jennifer Trotoux.

In addition, now SPPF is undertaking an effort to seek California Landmark Designation for El Adobe Flores. El Adobe Flores was built over several years, starting in the late 1830s and completed in 1843 and is the oldest home in South Pasadena. It is significant because it is the place where the Californios negotiated the Treaty of Cahuenga, which ceded Mexican California to the United States in the 1840s during the Mexican-American War. It is a City Landmark and is on the National Register, but does not have State Landmark status yet.

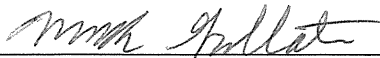
11. Comments from Staff:

Deputy Director Becker wished everyone Happy Holidays and thanked the Commissioners for running a very efficient meeting.

ADJOURNMENT

The meeting adjourned at 7:08 pm to the next regular meeting of the Cultural Heritage Commission on January 19, 2023 at 6:30 pm.

APPROVED,



Mark Gallatin
Chair, Cultural Heritage Commission

8-1-23

Date