



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

MINUTES
THURSDAY, DECEMBER 21, 2023, AT 6:30 P.M.

CALL TO ORDER:

The Regular Meeting of the South Pasadena Cultural Heritage Commission was called to order by Chair Gallatin on Thursday, December 21, 2023, at 6:30 p.m. The meeting was conducted in person from the Council Chambers located at 1424 Mission Street, South Pasadena, California.

ROLL CALL

<u>PRESENT</u>	Chair	Mark Gallatin
	Commissioner	William Cross
	Commissioner	Jeremy Ding
	Commissioner	Kristin Morrish
<u>COUNCIL LIAISON</u>	Mayor Pro Tem	Evelyn Zneimer
<u>ABSENT</u>	Vice-Chair	Conrado Lopez

CITY STAFF PRESENT:

Matt Chang, Planning Manager; Dean Flores, Senior Planner; Tatianna Marin, Planning Technician.

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with business.

There were no changes requested and the Agenda was approved as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Disclosure by the Commission of site visits and ex-parte contact for agenda items.

Commissioner Cross stated he drove by the Edgewood property.

Chair Gallatin stated he drove by 626 Stratford Avenue and 1921 Edgewood Drive.

PUBLIC COMMENT

1. Public Comment – General (Non-Agenda Items)

None.

CONSENT CALENDAR ITEMS

Commission Morrish asked to pull items 3 and 4, the projects at 626 Stratford Avenue and 1917 La France Avenue.

2. Minutes from the Regular Meeting of September 21, 2023

Commissioner Cross stated he had one correction for the minutes. He stated that the agenda was approved 4-0, not 3-0.

Chair Gallatin asked for a motion to approve the minutes.

Commission Motion and Action:

MOVED BY COMMISSIONER DING, SECONDED BY COMMISSIONER CROSS to approve the minutes with an amendment that the Agenda had been approved 4-0.

AYES: Cross, Ding, Gallatin, Morrish

NOES:

ABSENT: Lopez

ABSTAINED:

Motion Carried: 4-0

3. 626 Stratford Avenue, Project No. 2605-COA – A request for a Certificate of Appropriateness for partial demolition of a 529 sq. ft. detached garage and to rebuild the structure with the same square footage.

Recommendation:

Review the proposed project and determine appropriateness.

Staff Presentation:

Planning Technician Marin presented the staff report.

Questions for Staff:

Chair Gallatin asked if this proposal would be considered a partial demolition or a complete demolition considering only one wall will remain.

Planning Manager Chang responded that the municipal code does not have a clear definition of what is a demolition.

Applicant Presentation:

Applicant/Designer Michael Loussinian presented his report.

Questions for Applicant:

Chair Gallatin asked the applicant if the material they were using, DuraTemp, was a fire-rated material or would they be installing drywall on the inside.

Mr. Loussinian stated that they would have drywall on the inside and that the roof eave and the wall closest to the property line would be fire rated.

Chair Gallatin noted that the proposed windows are vinyl and that the design guidelines state vinyl windows are not appropriate for historic properties. He added that he was surprised to drive by the site and find the garage almost entirely built already. Chair Gallatin asked Mr. Loussinian if he wanted a rebuttal.

Mr. Loussinian stated that he was not the original contractor on the project and the first contractor told the homeowner he had pulled permits before building the structure, and then cut off communication.

Commission Discussion:

Commissioners had a robust conversation about the process going forward since the detached building was already built and there were very few records. There was consensus amongst the Commissioners that the structure that was replaced was not historic.

Commission Motion and Action:

MOVED BY COMMISSIONER MORRISH, SECONDED BY COMMISSIONER DING to make the mandatory findings and the project specific findings to rebuild the detached building as proposed with the conditions that they switch the windows from vinyl to a more appropriate material and confirm whether the Sunburst over the front door exists with the other materials as shown. In addition, in regards to the project specific findings, memorialize number two and number eleven.

AYES: Cross, Ding, Gallatin, Morrish

NOES:

ABSENT: Lopez

ABSTAINED:

Motion Carried: 4-0

- 4. 1917 La France Avenue, Project No. 2606-COA** – A request for a certificate of Appropriateness for a demolition of a 370 sq. ft. detached garage to rebuild the structure with the same square footage.

Recommendation:

Review the proposed project and determine appropriateness.

Staff Presentation:

Planning Technician Marin presented the staff report.

Questions for Staff:

None.

Applicant Presentation:

Owner Jeff Silverman made a presentation.

Questions for Applicant:

Commissioner Morrish stated she did not see specifics on the windows or garage door.

Mr. Silverman stated the windows would be wood or wood-clad and garage would be wood.

Commissioner Discussion:

None.

Commission Motion and Action:

MOVED BY COMMISSIONER MORRISH, SECONDED BY COMMISSIONER CROSS to approve the project as submitted with mandatory findings and project specific findings, number two, number six, and number seven.

AYES: Cross, Ding, Gallatin, Morrish

NOES:

ABSENT: Lopez

ABSTAINED:

Motion Carried: 4-0

PUBLIC HEARING

- 1921 Edgewood Drive, Project No. 2577/COA/TRE:** A request for Certificate of Appropriateness (COA) for a 151-square-foot first-story addition and a 933-square-foot second-story addition to an existing 1,515-square foot one-story single-family residence located at 1921 Edgewood Drive (APN: 5320-029-006). The project includes a request for a Tree Removal Permit (TRE). In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15301 – Class 1 (Existing Facilities), Section 15311 – Class 11 (Accessory Structures), and Section 15331 – Class 31 (Historical Resource Restoration/Rehabilitation).

Recommendation

Finding the project exempt from CEQA pursuant to Sections 15301 and 15311. Approve the Certificate of Appropriateness and Tree Removal Permit, subject to conditions of approval.

Staff Presentation:

Commissioner Ding recused himself as he lives within 1,000 feet of the subject property.

Senior Planner Flores presented the staff report.

Questions for Staff:

None.

Applicant Presentation:

Architect Georgie Kajer stated she had minor corrections to the staff report including that the project was submitted on April 3, 2023 not May 25, 2023. In addition, she added that the report states the addition increases the height of the house by two feet and in fact, it does not increase the height of the house. Finally, she noted there were permits in the report that belonged to another project.

Commissioner Cross stated he loved the design and wondered where solar panels might be placed.

Ms. Kajer stated that solar panels had not been discussed but she would be careful with their placement if they were discussed.

Commissioner Morrish stated that the Secretary of Interior Standards states that new work should be differentiated from old work and asked the applicant to comment.

Ms. Kajer stated that there is no way they could ever perfectly match new work from old. She then asked staff, if relocating original single glazed windows was required or just suggestion since many were in disrepair.

Chair Gallatin responded that if the windows are in disrepair or would not meet the Title 24 compliance, then no, this was not a deal breaker.

Public Comment:

None.

Commission Discussion:

Chair Gallatin complimented the designer on a well-thought-out design. He stated his only question for the Commission was if they had any issues with the fireplace being removed rather than replaced. None of the Commissioners had any issues with removing the fireplace.

Commission Motion and Action:

MOVED BY COMMISSIONER MORRISH AND SECONDED BY COMMISSIONER CROSS, to approve the project as submitted with the mandatory findings and the project specific findings, specifically number two, number three, number five.

AYES: Gallatin, Cross, Morrish

NOES:

ABSENT: Lopez

ABSTAINED:

Motion Carried: 3-0

Commissioner Ding rejoined the meeting.

ADMINISTRATION

4. Comments from City Council Liaison

Chair Gallatin introduced the City Council Liaison in her new capacity as Mayor for the City of South Pasadena. Mayor Zneimer stated she was excited to take on this role.

5. Comments from Commissioners

Commissioner Cross asked Chair Gallatin if this was his last meeting. Chair Gallatin stated that in all likelihood this was his last meeting. Commissioner Cross stated that he has served on many commissions over the years and he had never come across a chair as good as Chair Gallatin. Commissioner Morrish echoed Commissioner Cross's comments and encouraged the Mayor to take her time finding a chair to replace him since he will be hard to replace. Commissioner Ding stated he agreed with the others—Chair Gallatin was a pleasure to serve and work with.

6. Comments from Subcommittees

Commissioner Ding asked if Vice-Chair Lopez would be terming out as well and wondered what that meant for the subcommittee. Chair Gallatin stated Commissioner Lopez was eligible for one more term.

7. Comments from Staff

Planning Manager Chang congratulated Council Liaison Mayor Zneimer for becoming mayor. He clarified that Vice-Chair Lopez had termed out but was eligible to reapply to be on the Commission. He added that if Vice-Chair Lopez chose not to reapply, staff would instruct the Commission to form a new subcommittee. Planning Manager Chang thanked Chair Gallatin, on behalf of the staff, for his service, dedication, and temperament handling tough situations.

Finally, Planning Manager Chang thanked everyone for their service this past year and wished all Happy Holidays.


Chair Gallatin stated it was an honor and privilege to serve on this Commission and thanked his Commissioners, City Council Liaison and staff individual.

ADJOURNMENT

8. Adjourn to the regular Cultural Heritage Commission meeting scheduled for Thursday, January 18, 2024, at 6:30 p.m.

There being no further matters, Chair Gallatin adjourned the Cultural Heritage Commission meeting at 8:06 p.m.

APPROVED,



Mark Gallatin, Chair
Cultural Heritage Commission

2.15.24

Date

CONRADO LOPEZ