

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 15TH DAY OF SEPTEMBER, 2016
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:45 PM

Commissioners Present: James McLane (Chair), Deborah Howell-Ardila (Vice-Chair), West J. De Young, Steven Friedman, and Mark Gallatin

Council Liaison Present: Richard D. Schneider M.D., Councilmember

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None
-

PRESENTATION

2. **Earthquake Hazard Reduction Ordinance**

Chair McLane introduced this item noting that the City Council recently adopted Ordinance No. 2300. He announced that the Commission will discuss the ordinance which has implications on historic properties.

Commissioner Howell-Ardila spoke about the purpose of the ordinance, the historic properties that are affected by it, and how it has no references to the Cultural Heritage Ordinance or the Historic Preservation Element of the City's General Plan. Commissioner Howell-Ardila said that Ordinance 2300 should be opened and made more transparent to include the CHC processes, require the use of the Historic Building Code, and offer incentives to preserve rather than demolish historic resources.

Commissioner Friedman commented that Ordinance 2300 seems unclear to the public and that demolition would appear to be an acceptable option.

Commissioner Gallatin noted that Ordinance 2300 itself should be subject to CEQA because there are no exemptions for decisions that can have adverse effects to historic resources.

Mr. Mayer explained that the Ordinance is not considered a project under CEQA because it establishes a timeline for the City and property owners to take action on Unreinforced Masonry (URM) buildings. He said that the ordinance itself does not approve demolition of any historic resources.

Public Comment:

Craig Melicher (City Building Official) said that he wrote the ordinance and clarified that the Commission's application processes remain. Based on his experience, most URM buildings just need retrofitted. The Ordinance does not approve demolition.

John Lesak (Historic Architect) said that the current ordinance would confuse the public and urged the City to integrate the historic process. He suggested that the service orders include information about historic resources and the CHC application process.

Odom Stamps said that the ordinance needs clarity and it should offer mitigation as allowed by the California Building Code.

Larry McGrail said that it is regrettable the Commission had no opportunity to provide input regarding the ordinance. He believes that people could get away with demolition following an earthquake.

Marcello Vavala (LA Conservancy) said that as a Certified Local Government (CLG) city, the ordinance should have come through the Commission. He advised that the current ordinance be amended to cross reference the CHC application process and foster preservation as required by the City's General Plan. Mr. Vavala also recommended that the ordinance include incentives for preserving historic resources.

Recommendation:

Motion/Second (Howell-Ardila/McLane) to **RECOMMEND** the City issue a Request for Proposal (RFP) to professionals who could help expand the Earthquake Hazard Reduction Ordinance. The CHC is requesting to review an expanded ordinance where a professional consultant would offer two to three different options for the following four policy areas:

- A separate section in the ordinance for properties that are recognized historic resources (listed on the Inventory of Addresses)
- A separate section for the required use of the State Historic Building Code for qualified historic properties
- Alternatives for cross-referencing related sections of the Cultural Heritage Ordinance for project review (including Certificates of Appropriateness, demolition, and CEQA review)
- Options for financial and regulatory incentives to encourage retention rather than demolition of historic properties. Incentives could include Mills Act, potential fee waivers, zoning incentives, and any others that the consultant recommends

The Commission expects that this would be fast tracked with the initial draft as an informal memo. The CHC would discuss it and make recommendation to the City Council. A month later, it would be presented to City Council for adoption.

The motion carried 5-0.

CONTINUED
APPLICATIONS

3. None.

NEW ITEMS

4. **1501 Fremont Avenue (Holy Family Catholic Church)**

Applicant: David Law (Ewing Architects)

Project #: 1943-COA

Historic Status Code: 3S

Project Description:

Construction of an accessible walkway within a raised landscaped area on the north end of the church. The project would involve a saw cut (approximately five feet wide) through a low cobblestone wall along Rollin Street and a second saw cut (approximately four feet wide) through a low concrete wall adjacent to a landing off the Church's side entrance. The walkway would slope down from the side entrance landing to the sidewalk in a meandering path. Retaining walls lining the path would be concrete with stacked granite boulders.

Presentation:

Cambria Tortorelli (Parish Director) and Juan Jimenez (civil engineer/parishioner) presented the project. They responded to Commissioners' questions about the need for this project and whether there are currently any wheel chair accessibility issues at the church.

Mr. Jimenez clarified that the proposed path is not intended for wheelchairs; it offers a welcoming alternative access way to the Church's side entrance.

Public Comment:

Amber Haley (1535 Ramona) said that the church already has a wheel chair ramp from the parking lot. She raised questions as to whether the church was considering designated parking along Rollin Street. Ms. Haley said that the parking along Rollin should remain open to the public.

Frank Ponnet (Director of Liturgy) said that some of the church's parishioners who have difficulty walking need the ramp as an alternative to the steps.

Commission Discussion:

Commissioners agreed that more information is needed before making a decision on the project. The low cobblestone wall and stone wall at the landing were considered important features of the historic property. The Commission would need to see an access plan for the entire Church campus to determine the need for the proposed ramp. The applicant would also need to retain a qualified preservation consultant who would provide a Secretary of the Interior Standards review of this project, including the new gates and fences that are being installed. The consultant is to analyze each of the project elements and describe how they comply with the Secretary of the Interior Standards. Commissioner Howell-Ardila clarified that the consultant is not to make an impacts assessment.

Decision:

Motion/Second (Gallatin/McLane) to **CONTINUE** the project so that the applicant can submit the following for Commission review:

- An accessibility plan for the entire Holy Family campus
- Evaluation from a qualified historic preservation professional on how the scope of the project (the entire Holy Family Security Improvement Plan) complies with the Secretary of the Interior Standards.

The motion carried 5-0.

5. **660 Arroyo Drive**
Applicant: Noel Mika Bahamon, Homeowner
Project #: 1951-COA
Historic Status Code: 5D3

Project Description:

A request for a Certificate of Appropriateness to enclose a 74 square foot second story balcony on the front elevation and a 70 square foot portion of a second story rear balcony on a two-story Spanish Colonial Revival house. The exterior materials would be stucco to match the existing materials and new aluminum clad windows for the addition areas.

Presentation:

Noel Mika Bahamon presented her project with a PowerPoint slide show. She responded to questions about the status of awnings over the windows and the window materials. Ms. Bahamon responded to comments about the drawings regarding consistency of materials, windows, and doors with the original home.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Gallatin) to **APPROVE** the project with the following **CONDITION:** Prior to submitting plans for a building permit, the Chairperson shall first review developed plans that include typical details of the new work including materials, doors, and windows.

This motion was made on the finding that: 1) the project is appropriate to the size, massing, and design context of the historic neighborhood; 2) adds substantial new living space while preserving the historic character of the streetscape, and nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.

The motion carried 5-0.

Upon consideration of the criteria identified in Section 2.64(b)(2) of the South Pasadena Municipal Code, Section 36.410.040 (required findings to approve the design review application, consideration of the application, and all written and oral testimony submitted, including the evaluation of the property by a qualified architectural historian and categorization of the property as set forth in the City's Cultural Heritage Inventory, the Cultural Heritage Commission found and determined that 660 Arroyo Drive as it

exists, and as it is proposed to be altered, would reasonably meet national, state or local criteria for designation as a landmark or part of an historic district, and is exempt from CEQA under Class 31.

6. **1414 Fair Oaks Avenue**
Applicant: Lavender Fung
Project No.: 1906-COA
Historic Status Code: 5S1

Project Description:

A request for a Certificate of Appropriateness to install two aluminum monument signs. The monuments signs would be approximately four feet tall and eight feet wide. Four tenant sign panels are proposed on each side of the monument signs (each panel is three square feet). The sign letters would be made of vinyl.

Presentation:

Anita To (Property Owner) presented the project noting that the signs would help her tenants' clients locate the building.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Howell-Ardila) to **APPROVE** the project. This motion was made on the finding that the project is appropriate to the size, massing, and design context of the neighborhood.

The motion carried 5-0.

Upon consideration of the criteria identified in Section 2.64(b)(2) of the South Pasadena Municipal Code, Section 36.410.040 (required findings to approve the design review application, consideration of the application, and all written and oral testimony submitted, including the evaluation of the property by a qualified architectural historian and categorization of the property as set forth in the City's Cultural Heritage Inventory, the Cultural Heritage Commission found and determined that 1414 Mission Street as it exists, and as it is proposed to be altered, would reasonably meet national, state or local criteria for designation as a landmark or part of an historic district, and is exempt from CEQA under Class 31.

7. **308 Arroyo Drive**
Applicant: Stuart Morkun, Designer
Project No.: 1924-COA
Historic Status Code: 5D3

Project Description:

A request for a Certificate of Appropriateness to demolish a 154 sq. ft. single story addition and replace it with a 447 sq. ft. single story addition to an existing 3,538 sq. ft. two story Colonial Revival house on a 17,860 sq. ft. lot. The

addition will be located on the north elevation. A 284 sq. ft. attached wood trellis is proposed on the rear elevation. A 200 sq. ft. cabana with a 304 sq. ft. patio cover is proposed in the rear of the property. The proposed addition will consist of a new family room. The exterior materials will consist of: asphalt shingles, clap board siding, and wood windows. The exterior materials for the pool cabana with patio cover will consist of: clap board siding, galvanized metal roof, and wood windows.

Presentation:

Bill Michels (Property Owner) presented his project and responded to questions about the status of a tree, the proposed design, information on the plans, and the proposed windows. Mr. Michels affirmed that the windows would be single pane.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/De Young) to **APPROVE** the project with the following **CONDITIONS** prior to the applicant's filing for a building permit:

- 1) The Chairperson shall first review the window details that show their construction, type of glass, and demonstrate that they match existing windows. Note: existing windows must be well-photographed or drawn for a clear comparison;
- 2) Submit accurate detailed drawings of the roof edges and corners of the existing house; augment the drawings to show there is a compatibility between the new and existing components of the house; and
- 3) The drawings shall properly call out all other materials used for the addition.

This motion was made on the finding that the project is appropriate to the size, massing, and design context of the neighborhood, it provides a clear distinction between the new and adds substantial new living space while preserving the character of the streetscape.

The motion carried 5-0.

Upon consideration of the criteria identified in Section 2.64(b)(2) of the South Pasadena Municipal Code, Section 36.410.040 (required findings to approve the design review application, consideration of the application, and all written and oral testimony submitted, including the evaluation of the property by a qualified architectural historian and categorization of the property as set forth in the City's Cultural Heritage Inventory, the Cultural Heritage Commission found and determined that 308 Arroyo Drive as it exists, and as it is proposed to be altered, would reasonably meet national, state or local criteria for designation as a landmark or part of an historic district, and is exempt from CEQA under Class 31.

8. **1104 Lyndon Street**
Applicant: Odom Stamps, Designer
Project #: 1950-COA
Historic Status Code: 5S3

Project Description:

A request for a Certificate of Appropriateness to build a 78 square foot, one-story addition and a 625 square foot second story addition to a 1,674 square foot one-story Craftsman house on a 7,020 square foot lot. The single story addition would legalize a sunroom. The exterior materials for the addition would be wood siding to match the existing house, wood-framed windows, and asphalt roll roof to match existing. A 207 sq. ft. pergola with patio cover is proposed in the rear elevation.

Presentation:

Odom Stamps presented his project and responded to comments about the sun room, the front porch, second floor dormer and its slanted roofline, and concerns about the size of the proposed dormer. Mr. Stamps said he was willing to make modifications to the dormer.

Public Comment:

Amber Haley (1535 Ramona) spoke in favor of the project.

Commission Decision:

Motion/Second (Gallatin/De Young) to **APPROVE** the project with the following **CONDITIONS** subject to Chairperson review prior to the applicant's filing for a building permit:

- 1) The roof of the second floor shall be lowered six inches from the existing ridgeline;
- 2) The second floor addition shall be re-located three feet on the east and west sides; and
- 3) The face of the addition on the north side shall be in line with the existing north wall of the home

The motion carried 5-0.

Upon consideration of the criteria identified in Section 2.64(b)(2) of the South Pasadena Municipal Code, Section 36.410.040 (required findings to approve the design review application, consideration of the application, and all written and oral testimony submitted, including the evaluation of the property by a qualified architectural historian and categorization of the property as set forth in the City's Cultural Heritage Inventory, the Cultural Heritage Commission found and determined that 1104 Lyndon Street as it exists, and as it is proposed to be altered, would reasonably meet national, state or local criteria for designation as a landmark or part of an historic district, and is exempt from CEQA under Class 31.

NEW BUSINESS

9. **851 Lyndon Street (Wynyate Estate)**
Mills Act Contract
Applicant: Peter A. Knight & Samantha Knight

Description:

The applicants have identified additional time-sensitive (and potentially significant) work that is needed including geologic site stabilization, restoration, and repair of failing character defining features.

The Commission postponed this item to the next meeting when materials will be available for review.

10. **929 Buena Vista Street**
Owners: Aleta Blanc & Babak Zahabizadeh
Mills Act (Letter of Intention)

Presentation:

Babak Zahabizadeh spoke to the Commission about his request for a Mills Act to do restoration work at 929 Buena Vista. The property is known as the Torrance Childs House (Landmark No. 41). It is Craftsman/Tudor Revival style home.

Discussion:

Commissioners agreed that the property could benefit from a Mills Act contract. Mr. Zahabizadeh said that he is working with a professional and will submit materials to City staff.

11. **2020 Fletcher Avenue**
Applicant: Kenny Loo
Conceptual Review
Historic Status Code: 5D3

Presentation:

Kenny Loo spoke about a project that would involve the construction of a 90 sq. ft. single story addition and a new 536 sq. ft. second story addition to a 1,272 sq. ft. single story Colonial Revival house on a 8,014 sq. ft. lot.

Discussion:

Commissioners were concerned about the height of the proposed addition and questioned whether it can be lowered. The addition must be subordinate to the original house. Commissioners believed the new windows should be more similar to the existing windows and placed symmetrically. Commissioners also noted that all the original windows should be restored rather than replaced.

The Commission did not make any decisions on this item; it was for discussion purposes only.

12. **San Pascual Stables Subcommittee**

Commissioner Friedman volunteered to be on the San Pascual Stables subcommittee who is reviewing the terms of a lease agreement.

COMMUNICATIONS

13. Comments from Council Liaison:

Councilman Schneider had no comments.

14. Comments from Commission

Commissioner Gallatin extended his thanks to the City Attorney and Chief Deputy City Clerk for the Commissioner training he received. He found the training very helpful.

Commissioner Howell-Ardila commented on the number of people who spoke about the URM ordinance tonight and this is an example of why it is necessary to bring these matters to the Commission. She hopes that the City can be more proactive with historic preservation issues and the General Plan's policies. Commissioner Howell-Ardila also said that the language about Categorical Exemptions on the agendas needs to be clarified to reflect the Commission as being the determining factor and not staff.

Commissioner De Young asked about the status of the Municipal Plunge Building and noted the Rialto Theater was advertising a theatrical event on its marquee.

15. Comments from Staff

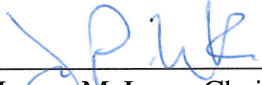
MINUTES

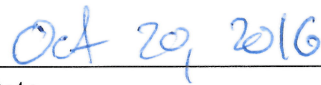
16. Minutes of regular meeting of August 18, 2016

The Minutes were not made available in the agenda packet. This item was continued to the October 20, 2016 meeting.

ADJOURNMENT

17. Meeting Adjourned at 9:38 p.m. to the next regular meeting scheduled for October 20, 2016.


James McLane, Chair


Date