



City of South Pasadena
DESIGN REVIEW BOARD

City Library (Conference Room), 1100 Oxley Street

Tuesday, May 24, 2011 7:00 p.m.

Kristin Morrish (Chair), Susan Masterman (Vice Chair), Jim Fenske, Amy Nettleton, and Lawrence Abelson
Kharik Vizcarra, Staff Liaison

NON-AGENDA ITEMS

REVIEW TYPE

1. Time reserved for those in the audience who wish to address the Design Review Board. The audience should be aware that the Design Review Board may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda.

Note: Public input will also be taken during all agenda items.

CONTINUED ITEMS

REVIEW TYPE

2. 1401 Mission Street

Applicant: Andrew Koh, Business Owner

Project #: 1472-DRX

A proposal to install a wall mounted channel letter sign. The sign will 15" in height and will span 10 feet across. It will not be internally illuminated and will be made of brushed aluminum with a foam base.

First Reviewed: 5/10/11

Expires on: 7/10/11

Past Reviews:

Other Reviews: None

3. 1416 El Centro Street

Applicant: LCT Design Group, Inc, Designer

A proposal to modify an existing commercial building previously used as a culinary school to convert it to offices. Proposed changes include: 1) Replacing the existing sand-finished stucco with smooth-finish, 2) replacing most of the existing windows with new windows, 3) converting 2,935 sq. ft. of the existing first floor and 490 sq. ft. of the existing second floor to a covered patio area (with open railings on the front and rear of the building), 4) new landscaping, 5) removal of an existing roof-mounted sign and provision of a new address sign on the building's front wall, and 6) a new front entranceway.

First Reviewed: 5/10/11

Expires on: 7/10/11

Past Reviews:

Other Reviews: None

NEW ITEMS

4. 1226 Brunswick Avenue

Applicant: John K. Chan, Project Designer

Project #: 1466-DRX

A proposal convert an existing 444 sq ft attached garage into livable area to an existing 1,602 sq ft two level house on a 7,375 sq ft lot. The new livable area will consist of a family room and a bathroom. A new detached 796 sq ft garage is also proposed. The new garage will consist of a 504 sq ft two vehicle garage and a 61 sq ft of storage area within an enclosed Jacuzzi patio cover area. A 58 sq ft addition is also proposed to the existing bedroom on the first level. All the proposed materials will match the existing. The proposed siding will be stucco to match existing. The new proposed windows will be sliding vinyl windows on the addition and the garage. The siding for the garage will be stucco and wood siding for the enclosed Jacuzzi patio cover. The roof materials will be asphalt singles to match existing.

First Reviewed: 5/24/11

Expires on: 7/24/11

Past Reviews:

Other Reviews: None

DISCUSSION ITEMS

REVIEW TYPE

5. Staff Comments

Comment

6. Board Member Comments

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

7. Minutes of the regular meeting held March 15, 2011.

Approve

8. Minutes of the regular meeting held March 29, 2011.

Approve

9. Minutes of the regular meeting held April 26, 2011.

Approve

10. Minutes of the regular meeting held May 10, 2011.

Approve

ADJOURNMENT

RECOMMENDED ACTION

11. Adjourn to the next regular meeting on June 7, 2011 at 7:00 pm

Adjourn

Project plans and related documents are on file in the Planning & Building Department and available for public review. Any person who has a question concerning the nature of an agenda item may call the Planning & Building Department at (626) 403-7220.

NOTICE

General: Pursuant to South Pasadena Ordinance No. 2001, the above projects have been scheduled to appear before the South Pasadena Design Review Board. The date, time, and location of the meeting are indicated on this agenda.

Contents: The contents of this agenda provide information prescribed by §65094 of the Government Code. The Planning and Building Department does not assume any liability to the accuracy of the project description provided. The project description provided is based on application information initially submitted. Reviews may require material change to the initial submittal, which may or may not be reflected on subsequent agendas. Agenda errors and omissions may not necessarily invalidate the occurrence of any scheduled meetings. The project description may not include information such as exterior finishes, method of construction, extent of demolition, or architectural style. Interested or affected party may review the design materials either at the Planning and Building Department at 1414 Mission Street, South Pasadena, and submit written comments regarding any of the above projects to the Department and/or attend the Design Review Board meeting and comment on the projects at the meeting.

Noticing: This agenda is provided in accordance with the noticing requirements of the ordinance. All continued items are posted on subsequent agendas for the Design Review Board renders a continuous period of 60 days or until such decisions. The 60-day review period in which projects expire is indicated below the review type. Future notices are not provided for any continued items. Notices may not be provided for a new item continued to a subsequent meeting due to a lack of quorum. A decision on a project not rendered by the Design Review Board after 60 days shall be forwarded to the Planning Commission for action or considered as inactive and removed from the agenda with no further action. Under certain circumstances and upon agreement between the Planning and Building Department and the applicant, the Design Review Board may continue to review a project after 60 days if material changes to the initial project warrant additional review. The additional review period is subject to initial noticing requirement. Notices may not be provided for projects approved with a condition that they are resubmitted prior to permit issuance. It is the responsibility of any interested party to be kept updated and informed as to the progression of any of the projects listed above.

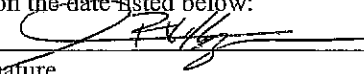
Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of the Board's decision. Appeals should be filed with the Planning and Building Department. Instruction on appeals, forms, and fee schedule may be obtained at the South Pasadena Planning and Building Department, 1414 Mission Street, South Pasadena.

Meeting: Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

State of California)
City of South Pasadena) SS
County of Los Angeles)

I declare under penalty of perjury that I am employed by the City of South Pasadena in the Planning and Building Department, and that I posted this notice on the Bulletin Board in the City Hall courtyard on the date listed below:

5/12/11
Date


Signature