



**City of South Pasadena**  
**DESIGN REVIEW BOARD**  
**Amedee O. "Dick" Richards, Jr. City Council Chambers**  
**1424 Mission Street**

**Tuesday, June 19, 2012 7:00 p.m.**

Susan Masterman (Chair), Lawrence Abeleson (Vice Chair), James Fenske, Amy Nettleton, and Conrado Lopez  
Kiarri 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. No Continued Items

**NEW ITEMS**

3. **Address: 1225 Blair Avenue**

**Project Number: 1547 - DRX**

**Applicant: Wendy Wilson, Architect**

**Project Information:**

A proposal to remodel two existing enclosed balconies along the west elevation of a two story house at 1225 Blair Avenue. The remodel will involve a change in architectural style of the balconies; the size of the balconies will not change. Exterior materials for the proposed project would include: 1. asphalt shingle roofing for the new portion of the roof (to match the existing roof of the house) 2. stucco walls between the two levels of balconies (also to match the existing house) 3. metal guardrails and 4. wooden posts and braces.

First Reviewed: 6/19/12

Expires on: 8/19/12

Past Reviews: None

Other Reviews: None

4. **Address: 1700-1720 Mission Street**

**Project Number: 1481 - DRX**

**Applicant: Rob Tyler AIA, Tyler Gonzalez Architects, Inc.**

**Project Information:**

A proposal to change the approved July 19, 2011 project. The proposed project will consist of: removing all exterior siding and inappropriate panel detailing between windows, remove concrete flash-walls at common terraces, replace with durable prefinished cementitious siding (smooth) – both lap & vertical configurations, paint existing stucco to remain, remove all deteriorating wood balcony guards replaced with durable units: combination of Trex & painted steel, remove all exterior aluminum windows and doors with durable prefinished Anderson 100 Series "Fibrex" units, replace entry doors, plaster over existing concrete block planters & most CMU wall, and repair deteriorating/damage plaster.

First Reviewed: 6/19/12

Expires on: 8/19/12

Past Reviews: None

Other Reviews: None

- 5. Address: 5017 Collis Avenue**  
**Project Number: 1551 - DRX**  
**Applicants: Stephen Hallberg and Sirin Ozen Hallberg**  
**Project Information:**

The applicant is seeking the approval for the unpermitted construction of a 949.3 sq. ft. lower level addition to the existing 1,222.5 sq. ft. house. The lower level addition will be remodel and will consist of; a master bedroom, a bedroom, a storage area room, and a laundry room. A proposed addition of 162 sq. ft. is being proposed to the first floor, expanding the living room area. The addition will allow a new interior staircase, providing access for the first level to the lower level. The exterior proposed materials will match the existing, stucco siding, asphalt roof shingles, wood casement windows, all matching the existing. The unpermitted construction also includes all the existing exterior wood casement windows.

First Reviewed: 6/19/12  
 Expires on: 8/19/12  
 Past Reviews: None  
 Other Reviews: None

DISCUSSION ITEMS	REVIEW TYPE
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- 6. Address: 712 Orange Grove Terrace**  
**Representative: Mark E. Smeaton, AIA**

Conceptual review for a proposal to remodel the lower floor kitchen and bathrooms along with an addition of 108 S.F. expanding the dining room to the backyard and a proposal to build a second floor addition of 2,204 S.F. adding a master bedroom suite and guest room. The applicant intends to update and complement the mid-century aesthetic. The existing home was built in 1959 and is a single story mid-century modern style home that is 2,521 S.F. with a 2-car 421S.F. garage.

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| <b>7. Staff Comments</b>        | Comment |
| <b>8. Board Member Comments</b> | Comment |

APPROVAL OF MINUTES	RECOMMENDED ACTION
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| <b>8. Minutes of the regular meeting of May 1, 2012</b>  | Approve |
| <b>9. Minutes of the regular meeting of May 17, 2012</b> | Approve |

ADJOURNMENT	RECOMMENDED ACTION
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| <b>10. Adjourn to the next regular meeting on July 3, 2012 at 7:00 pm</b> | Adjourn |
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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.

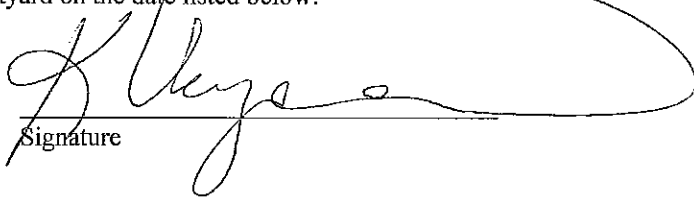
**Meeting:** Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

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:

6/15/2012

Date

  
Signature