

*City of South Pasadena*  
**DESIGN REVIEW BOARD**  
**Amedee O. "Dick" Richards, Jr. City Council Chambers**  
**(Mayor's Conference Room)**  
**1424 Mission Street**

**Tuesday, August 21, 2012 7:00 p.m.**

Susan Masterman (Chair), Lawrence Abelson (Vice Chair), James Fenske, Amy Nettleton, and Conrado Lopez  
Knarik 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. **Address: 1339 Garfield Avenue**  
**Project Number: 1552 - DRX**  
**Applicant: Edgar and Angelina Guanuna, Homeowners**  
**Project Information:**

A request for Design Review to demolish a two car garage located at the front of the property, and construct a balcony that would span a majority of the north elevation of the existing house, add a 705 square foot attached three-car garage, and a 771 square foot second dwelling unit also attached to the house. A covered patio is proposed over the second unit. The existing style of house is proposed to change to Monterey style and would include the use of the following materials: stucco exterior, wood sliding windows (all windows are proposed to be replaced), wrought iron railings for the balcony, and "S" clay tile roofing.

First Reviewed: 8/7/12  
Expires on: 8/7/12  
Past Reviews: None  
Other Reviews: None

**NEW ITEMS**

3. **Address: 712 Orange Grove Terrace**  
**Project Number: 1562 - DRX**  
**Applicant: Mark Smeaton, AIA, Architect**  
**Project Information:**

A request for Design Review to construct a 108 square foot first floor addition and a 1,933 square foot second floor addition to an existing 2,521 single story mid-century modern style house. The first floor addition would consist of a new dining room, while the new second floor would consist of a master suite, two bedrooms, and a library loft open to the first floor. The style of the house would be contemporary and the exterior materials proposed include: stained wood cedar siding, smooth troweled stucco, aluminum windows, and gray metal roofing.

First Reviewed: 8/7/12  
Expires on: 8/7/12  
Past Reviews: None  
Other Reviews: None

**DISCUSSION ITEMS**

**REVIEW TYPE**

4. Window Replacement Process Review

Discuss and Provide Direction for Staff

5. Staff Comments

Comment

6. Board Member Comments

Comment

**APPROVAL OF MINUTES**

**RECOMMENDED ACTION**

7. Minutes of the regular meetings held from May 1, 2012 – August 7, 2012

Approve

**ADJOURNMENT**

**RECOMMENDED ACTION**

8. Adjourn to the next regular meeting on September 4, 2012 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.

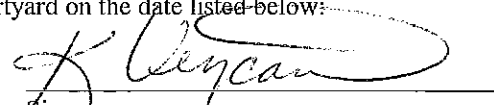
**Appeals:** Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days 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:

8/9/2012  
Date

  
Signature