

*City of South Pasadena*  
**DESIGN REVIEW BOARD**

Amedee O. "Dick" Richards, Jr. City Council Chambers  
1424 Mission Street

**Thursday, June 6, 2019 at 7:00 p.m.**

Mark Smeaton (Vice-Chair), Samantha Hill, Kay Younger, and Michael Lejeune, Yael Lir  
Edwar Sissi, Staff Liaison

**NON-AGENDA ITEMS**

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**

2. No Items

**NEW ITEMS**

**RECOMMENDED  
ACTION**

3. 902 Wolford Lane  
*Project Number: 2213-DRX*  
*Applicant: Chiedu Chijindu, Architect*  
*Potential Historic District: N/A*

**Project Information:**

The Design Review Board will consider a proposal to raise the roof of the existing second floor up to 30'8" and a 21 sq. ft. addition to the second floor. The existing house is a 1,323 sq. ft., two story house on a 4,588 sq. ft. lot. The proposed addition is located in the rear of the property. The raising of the roof will create a façade change and windows will be added on the front elevation of the existing second floor. The proposed materials will consist of stucco siding, simulated cedar shake cementitious siding materials, aluminum clad windows, and composite shingles for the roof. The total height of the house will be 30'8".

Discuss & Decide  
First Reviewed: 6/6/19

**Environmental Review:**

City Staff has determined that the project is Categorically Exempt under CEQA Article 19, Section 15301, Class 1 - Existing Facilities:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
- (e) Additions to existing structures provided that the addition will not result in an increase of more than:
  - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

Other Reviews:  
None

4. 1215 Kolle Avenue

*Project Number: 2181-DRX*

*Applicant: Jim Fenske, Architect*

*Potential Historic District: N/A*

**Project Information:**

The Design Review Board will consider a proposal for a new 2,610 sq. ft. two story house on a 7,462 sq. ft. lot. The proposed design of the house is modern, contemporary. The first floor will consist of the kitchen, dining room and family room. The second floor will consists of three bedrooms, two bathrooms and a master bedroom with a bathroom. Two second story balconies are proposed. The first balcony is 55 sq. ft. and it is located on the front elevation of the structure. The second balcony is 144 sq. ft. and it is located on the rear elevation. A 771 sq. ft. roof top deck is also proposed. The first floor will also consist of 742 sq. ft. deck and it is located on the rear of the property. The exterior materials of the house will consist of prefinished wood siding, stucco siding, aluminum clad windows and doors, a torch down flat roof, and painted steel guardrails, in addition to a new 420 sq. ft. detached garage with stucco siding, an aluminum roll-up garage door and torch down flat roof.

Discuss & Decide  
First Reviewed: 6/6/19

Other Reviews:  
None

**Environmental Review:**

City Staff has determined that the project is Categorical Exempt under CEQA Article 19, Section 15303, Class 3 – New Construction or Conversion of Small Structures:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed.

**DISCUSSION ITEMS**

**RECOMMENDED ACTION**

5. No Discussion Items

**COMMUNICATIONS**

**RECOMMENDED ACTION**

6. Comments from Board Members

Comment

7. Comments from Staff

Comment

**APPROVAL OF MINUTES**

**RECOMMENDED ACTION**

8. Review of Minutes from:

- October 2018, November 2018, December 2018, January 2019, February 2019, April 2019

Approve

**ADJOURNMENT**

**RECOMMENDED ACTION**

9. Adjourn to the next meeting on August 1, 2019

*Note: The next regularly scheduled meeting for July 4, 2019 will be cancelled due to the Fourth of July Holiday.*

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 90 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 90 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:

5/31/2019 \_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

**Accommodations**

Meeting facilities are accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Planning and Building Department at (626) 403-7220. Hearing assistive devices are available in the Council Chambers. Notification at least 72 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II)