

City of South Pasadena
DESIGN REVIEW BOARD
Amedee O. "Dick" Richards, Jr. City Council Chambers
1424 Mission Street
Thursday, November 3, 2016 7:00 p.m.

Conrado Lopez (Chair), James Fenske (Vice-Chair), Susan Masterman, and Mark Smeaton
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

REVIEW TYPE

2. 817 Orange Grove Place

Project Number: 1750-DRX

Applicant: Peter DeMaria, Architect

Project Information:

A request for Design Review Board approval to demolish the existing duplex and a proposal to build a new triplex on a 10,091 sq. lot. Unit A will consist of a single story; 1,031 sq. ft. unit. Unit B will consist of a 437 sq. ft. single story unit, located below unit C. Unit C consist of a 2,249 sq. ft. unit and it is located on the second floor. Unit A will consist of: a living room, a dining room, a master bedroom, a bedroom and two bathrooms. Unit B will consist of; one bedroom, one bathroom, and kitchen/living area. Unit C will consist of; three bedrooms, three bathrooms, a laundry room, a family/living room, a dining room and a kitchen. An 835 sq. ft. carport is proposed and will be attaching Unit A to Unit B and C. An 835 sq. ft. deck is proposed above the carport. 609 sq. ft. will be allocated to the common open space area and 226 sq. ft. will be allocated to the private area for unit C. The exterior materials for structures will consist of: smooth stucco siding, wood siding, metal standing seam roofing, frameless glass railing, aluminum windows and sliding doors.

First Reviewed: 10/6/16

Expires on: 12/6/16

Other Reviews: None

Staff has determined the project is Categorical Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (e)(2)(A)) exempts from further environmental review; Additions to existing structures provided that the addition will not result in an increase of more than: 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

NEW ITEMS

REVIEW TYPE

3. 1325 Oak Hill Place

Project Number: 1959-DRX

Applicant: Duncan McInTosh, Designer

Project Information:

A request for a Design Review Board approval to change the façade of the

house. The proposed changes will consist of: Hardiplank lap siding on the front elevation with stucco siding on the side and rear elevations. All the existing windows will be replaced with wood/aluminum casement windows and awning windows.

First Reviewed: 11/3/16
Expires on: 1/3/17
Other Reviews: None

Staff has determined the project is Categorical Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (e)(2)(A)) exempts from further environmental review; Additions to existing structures provided that the addition will not result in an increase of more than: 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

4. 1746 Hanscom Dr.

Project Number: 1932-DRX

Applicant: Irene Acosta-Hershman, Architect/Designer

Project Information:

A request for a Design Review Board approval for the demolition of a non-historic 316 square foot house for the construction of a new 2,332 square foot two-story house with an attached carport. The proposed home would be designed in a modern architectural design with flat roof line, metal framed windows, and exterior walls made of concrete, wood, and metal siding.

First Reviewed: 11/3/16
Expires on: 1/3/17
Other Reviews: None

Staff has determined the project is Categorical Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (l)(1)) exempts from further environmental review; the demolition of one existing single-family residence. CEQA Section 15303 (Class 3 (a)) exempts from further environmental review; the new construction of one single-family residence in a residential zone.

5. 1750 Hanscom Dr.

Project Number: 1933-DRX

Applicant: Irene Acosta-Hershman, Architect/Designer

Project Information:

A request for a Design Review Board approval for the demolition of a non-historic 760 square foot house and street-side detached garage for the construction of a new 2,278 square foot two-story house with an attached carport. The proposed home would be designed in a modern architectural design with flat roof line, metal framed windows, and exterior walls made of concrete, wood, and metal siding.

First Reviewed: 11/3/16
Expires on: 1/3/17
Other Reviews: None

Staff has determined the project is Categorical Exempt from CEQA. CEQA guideline Section 15301 (Class 1 (l)(1)) exempts from further environmental review; the demolition of one existing single-family residence. CEQA Section 15303 (Class 3 (a)) exempts from further environmental review; the new construction of one single-family residence in a residential zone.

DISCUSSION ITEMS

RECOMMENDED ACTION

6. 1038 Orange Grove Avenue

The proposed project involves a 768 sq. ft. single story addition and a new 728 sq. ft. second story addition with a 209 sq. ft. second story deck; to an existing 1,455 sq. ft. single story house on a 6,627 sq. ft. lot. The proposed exterior materials will match the existing stucco siding and composition shingles. **This is a discussion item only. The Design Review Board will only provide comments and feedback on the proposed project. No decision will be made at this time.**

Comment

7. Mission View Mixed Use Project (Orowheat Site) - Conceptual Review

The Board will hear a presentation for a proposed project to build a 3-story mixed use building above two levels of subterranean parking at the southeast corner of Mission and Fairview Avenue. The project would involve demolition of two buildings at 1101 Mission Street, including the former Orowheat building and the current restaurant. The project has not yet been submitted to the City. This item is for discussion purposes only; the Board will not take any actions on this item.

Comment

8. Staff Comments

Comment

9. Board Member Comments

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

10. Minutes

Approve

STAFF COMMENTS

RECOMMENDED ACTION

11. Adjourn to the next meeting on December 1, 2016

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.

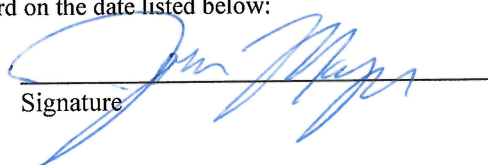
Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Design Review Board for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of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

10/26/2016
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)