

City of South Pasadena
DESIGN REVIEW BOARD
Amedee O. "Dick" Richards, Jr. City Council Chambers
(Mayor's Conference Room)
1424 Mission Street
Tuesday, May 6, 2014 7:00 p.m.
 Conrado Lopez (Chair), James Penske, Amy Nettleton, Fi Campbell
 and Susan Masterman
 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: 1426 Via Del Rey**
Project Number: 1697 –DRX
Applicant: John Lo, Homeowner
Project Information:

A request for Design Review approval for a 318 sq. ft. second story addition and a 313 sq. ft. single story addition to an existing 3,117 sq. ft. two story house on a 10,560 sq. ft. lot. The second story addition will consist of expanding the existing master bedroom, a new bedroom, and a 250 sq. ft. deck on the front/side area of the house. The single story addition will consist of converting half of the existing garage to a bedroom and a new two vehicle attached garage with a 300 sq. ft. cover pation on the rear/side yard. The proposed materials will match the existing.

First Reviewed: 4/15/14
 Expires on: 6/18/14
 Past: None
 Other Reviews: None

NEW ITEMS

REVIEW TYPE

3. **Address: 152 Warwick Place**
Project Number: 1709 –DRX
Applicant: Patrick Szurpicki, Architect
Project Information:

A request for Design Review approval for a 27 sq. ft. garage addition to an existing 388 sq. ft. two vehicle attached garage. The total size of the garage will be 415 sq. ft. with a 288 sq. ft. attic storage area. The existing two story house will have a complete exterior contemporary design change. A new 125 sq. ft. covered deck on the rear elevation of the house. The proposed materials will consist of: stucco siding, fiber cement composite panels, Resysta composite wood siding, standing seam metal roof, and aluminum panel windows. No additional square footage is being proposed to the Floor Area Ratio (FAR), living space/area.

First Reviewed: 5/6/14
 Expires on: 7/6/14
 Past: None
 Other Reviews: None

4. **Address: 805 Montrose Ave**
Project Number: 1713 –DRX
Applicant: Brandon and Wendy Lew, Homeowners
Project Information:

A request for Design Review approval for a 574 square foot first floor addition along the side and rear of the existing two story house, and construction of a new two-car garage. The proposal also includes removal of 87 square feet from the front of the house to create a front porch. Façade changes are included as part of the project to give the house a more Craftsman like appearance. Proposed exterior materials include hardie plank lap siding, wood trim around the new windows.

First Reviewed: 5/6/14
 Expires on: 7/6/14
 Past: None
 Other Reviews: None

DISCUSSION ITEMS

RECOMMENDED ACTION

5. None

6. Staff Comments

Comment

7. Board Member Comments

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

8. Minutes

Approve

ADJOURNMENT

RECOMMENDED ACTION

9. Adjourn to the next regular meeting on May 20, 2014 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.

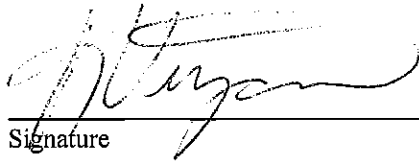
Meeting: Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

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:

4/23/2014

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)