

City of South Pasadena
DESIGN REVIEW BOARD

**Amedee O. "Dick" Richards, Jr. City Council Chambers
(Mayor's Conference Room)**

1424 Mission Street

Tuesday, March 18, 2014 7:00 p.m.

Conrado Lopez (Chair), Lawrence Abelson (Vice Chair), James Fenske, Amy Nettleton, 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: 808 Braewood Court**
Project Number: 1664 –DRX
Applicant: David Reaume, Designer/Contractor
Project Information:

A request for Design Review approval for 340 square foot two story addition to an existing two story 3,992 square foot house. 71 square feet is proposed on the first floor to expand the front entry area; the remaining square footage is proposed on the second floor. Extensive façade changes are also proposed as part of this project.

First Reviewed: 2/18/14
Expires on: 4/18/14
Past: None
Other Reviews: None

NEW ITEMS

REVIEW TYPE

3. **Address: 1437 Huntington Drive**
Project Number: 1692 –DRX
Applicant: Success Sign Group, Applicant
Project Information:

A request for Design Review approval for a new 15.82 sq. ft. Sign with dimensions of 1'3.5"ft x 12'3"ft. The new sign will be an LED illuminated channel letter sign for "MASSAGE VILLA". The proposed color of the sign is magenta. The proposed sign is a wall mounted sign facing Huntington Drive. The proposed materials will be plastic.

First Reviewed: 3/18/14
Expires on: 5/18/14
Past: None
Other Reviews: None

4. **Address: 507 Mission Street**
Project Number: 1698 –DRX
Applicant: Charlene Lohmueller
Project Information:

A request for Design Review approval for a new 5.5' sq. ft. Sign with dimensions of 12"inch x 66"inch. The new sign will be non-illuminated beige lettering for "Mission

First Reviewed: 3/18/14
Expires on: 5/18/14

Chiropractic Work". The proposed sign will be mounted to the wall facing Mission Street. The proposed material for the sign letters will be plastic faces.

Past: None
Other Reviews: None

DISCUSSION ITEMS

RECOMMENDED ACTION

5. Staff Comments

Comment

6. Board Member Comments

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

7. Minutes

Approve

ADJOURNMENT

RECOMMENDED ACTION

8. Adjourn to the next regular meeting on April 1, 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:

3/14/2014
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)

CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD
PROJECT PLAN REVIEW

Project Address: 1437 Huntington Drive

Design Review No.: 1692- DRX

Date of DRB Meeting: February 4th 2014

Project Proposal:

A request for Design Review approval for a new 15.82 sq. ft. Sign with dimensions of 1'3.5"ft x 12'3"ft. The new sign will be an LED illuminated channel letter sign for "MASSAGE VILLA". The proposed color of the sign is magenta. The proposed sign is a wall mounted sign facing Huntington Drive. The proposed materials will be plastic.

Zoning: CG

General Plan: General Commercial

Board Members located within a 500' radius: Yes No

- Conrado Lopez, Chair
- Amy Nettleton
- Susan Masterman
- James Fenske
- Fi Campbell

Additional Discretionary Review Required: Yes No

- Conditional Use Permit
- Variance
- Hillside Permit
- Administrative Modification
- Cultural Heritage Commission

DEVELOPMENT STANDARD COMPLIANCE		
Standard	Requirement	Provided
Max Sign Height	1 foot below roof	Yes
Max Number of Signs Allowed	3 of any combination	1
Max Sign Area	16 s.f.	15.82 s.f.

Misc. Information:

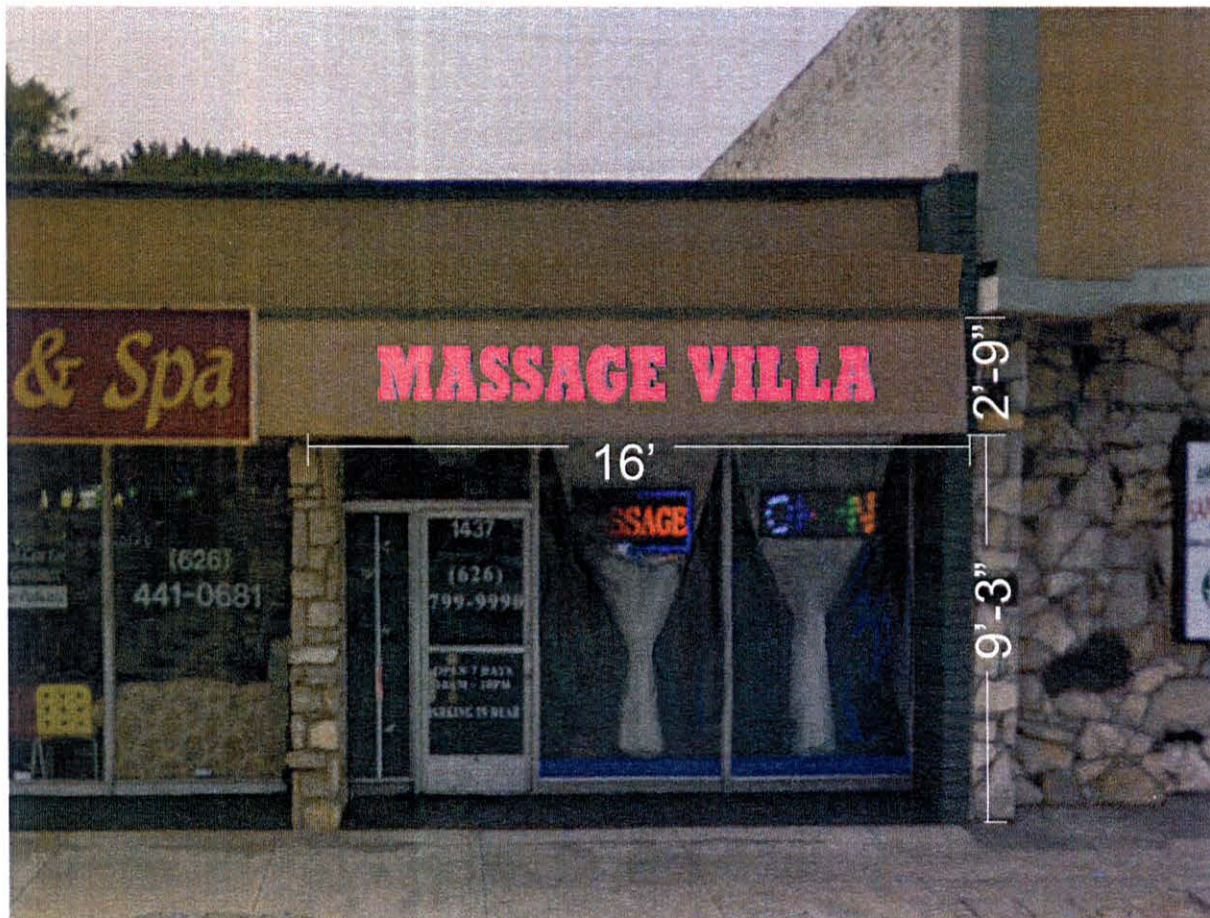
In order to approve a Design Review application, the DRB shall first find that the design and layout of the proposed development:

1. Is consistent with the General Plan and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);
2. Will adequately accommodate the functions and activities proposed for the site , will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;
3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and
4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture, that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.



Job Address:

1437 Huntington Dr
 South Pasadena CA 91030



Illuminated Channel Letter Detail

- 1) 12 Illuminated Channel Letters with 1/8" White acrylic face, Stick Magenta translucent film on top. 3/4" white trim-cap, 5" black returns. White LED for illumination
- 2) An Aluminum Raceway painted the Similar color to the wall. Length:14'. Height: 10".

Signature: _____

Date: _____

CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD
PROJECT PLAN REVIEW

Project Address: 507 Mission Street

Design Review No.: 1698-DRX

Date of DRB Meeting: March 18th 2014

Project Proposal:

A request for Design Review approval for a new 5.5' sq. ft. Sign with dimensions of 12"inch x 66"inch. The new sign will be non-illuminated beige lettering for "Mission Chiropractic Work". The proposed sign will be mounted to the wall facing Mission Street. The proposed material for the sign letters will be plastic faces.

Zoning: MSSP Area: B

General Plan: Mission Street Specific Plan

Board Members located within a 500' radius: Yes No

- Conrado Lopez, Chair
- Lawrence Abelson, Vice Chair
- Amy Nettleton
- Susan Masterman
- James Fenske

Additional Discretionary Review Required: Yes No

- Conditional Use Permit
- Variance
- Hillside Permit
- Administrative Modification
- Cultural Heritage Commission

DEVELOPMENT STANDARD COMPLIANCE		
<u>Standard</u>	<u>Requirement</u>	<u>Provided</u>
Sign Type	Awning/Facia Band/Window	Facia Band
Max Sign Length	90% of storefront length	55%
Max Letter Height	10"	9"
Max Sign Area	12" wide band above storefront bay	12"

Misc. Information:

In order to approve a Design Review application, the DRB shall first find that the design and layout of the proposed development:

1. Is consistent with the General Plan and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);
2. Will adequately accommodate the functions and activities proposed for the site , will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;
3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and
4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture, that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

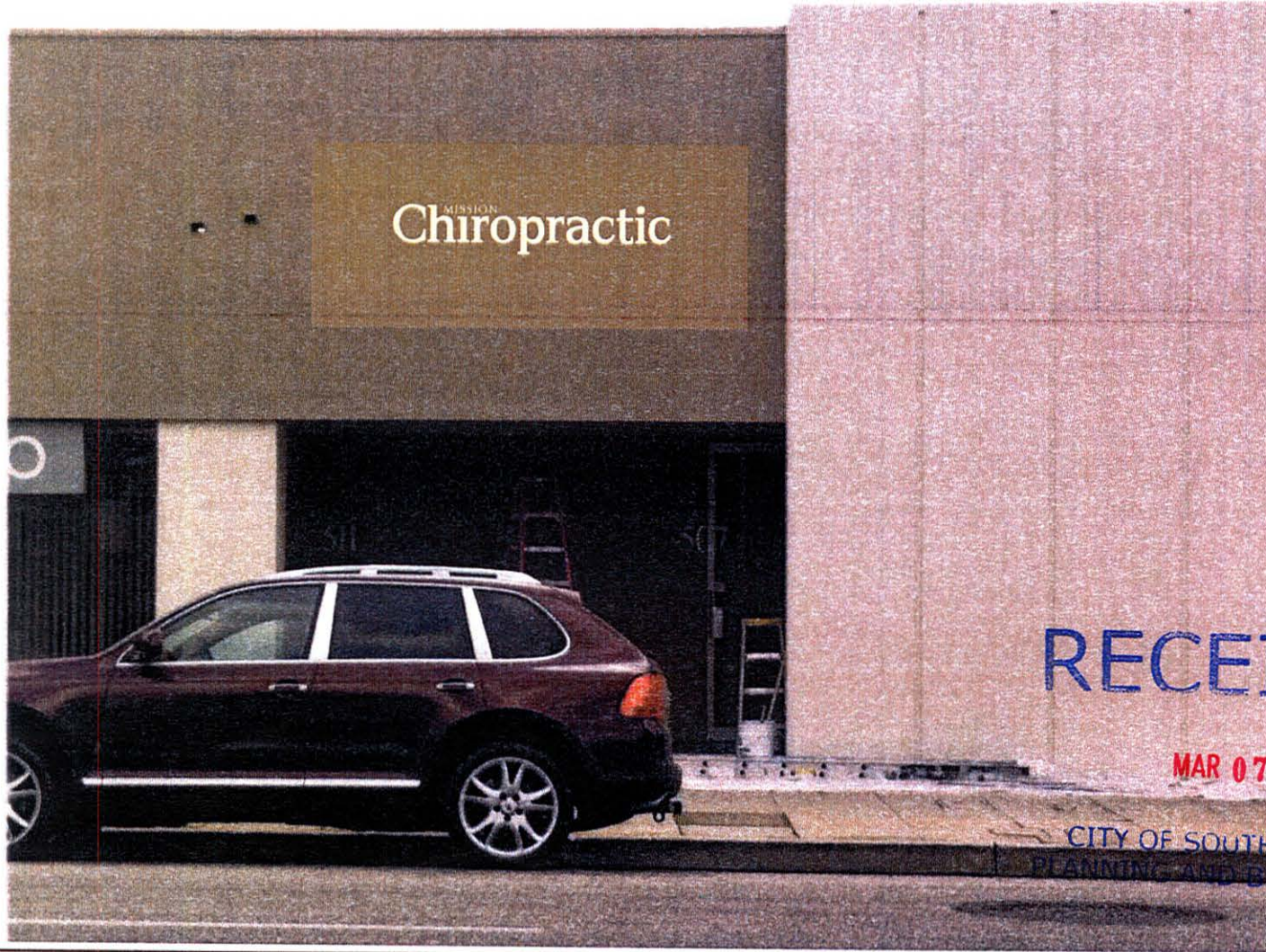
66¾" WIDE OVERALL

12½"

MISSION
Chiropractic

9" Tall Letter

12" TALL OVERALL



Mission Chiropractic Works Exterior Signage ~ page 1 of 3



Mission Chiropractic Works

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03 March 2014

Job No.:	03/2014	Revised By:	03/2014
Order Date:	03/2014	Estimate:	S
Sign Dimensions:	SEE PAGE 3 FOR METHOD OF ATTACHMENT		

Customer:	Mission Chiropractic Works	State:	CA	Zip:	91030
Company:	Mission Chiropractic Works	Phone:	()	Fax:	()
Address:	507 Mission Street				
City:	South Pasadena				

RECEIVED

MAR 07 2014

CITY OF SOUTH PASADENA
PLANNING AND BUILDING DEPT.

66¾" WIDE OVERALL

12½"

MISSION 1¾"

Chiropractic

9" Tall Letter

12" TALL OVERALL

Chiropractic = 9" letters

pre-drilled holes

STUD

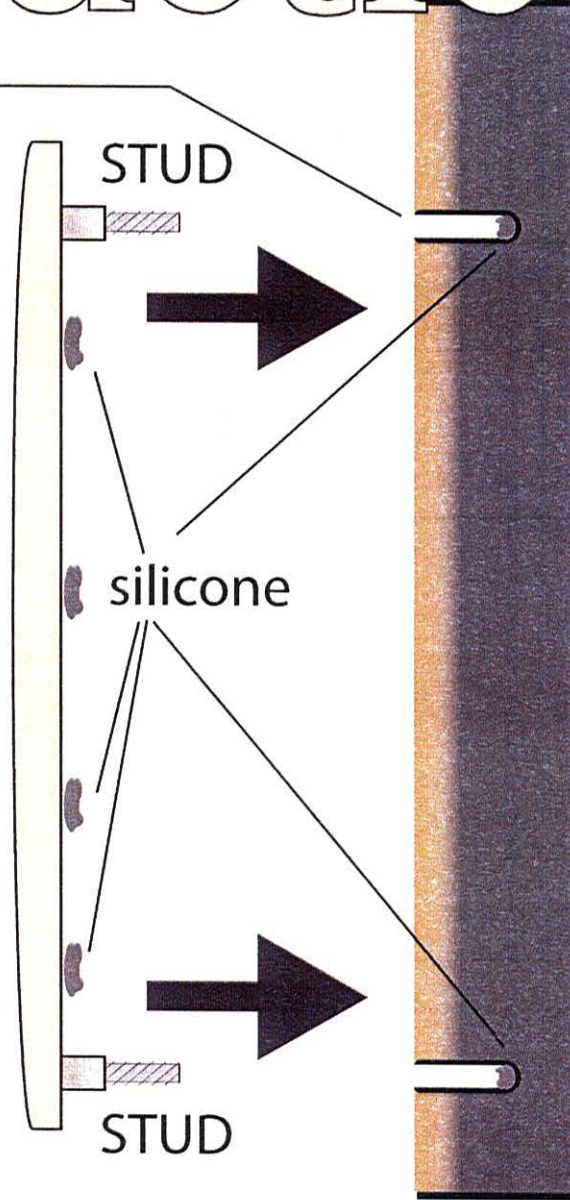
Letters

silicone

STUD

wall

- BEIGE Letters
Stud Mounted To Wall
- Letters will be attached to the wall using 10 24 studs & adhesive silicone



Mission Chiropractic Works Exterior Signage ~ page 2 of 3



Mission Chiropractic Works

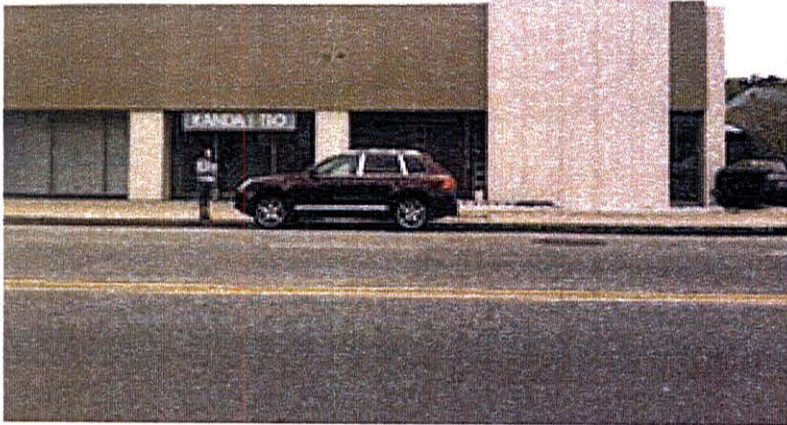
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03 March 2014

Job No.	03/2014	Client	03/2014	Revised By	03/2014
Order Date	03/2014	Submission			
Sign Comments		Estimate	\$		
Comments	SEE PAGE 3 FOR METHOD OF ATTACHMENT				

CUSTOMER	Mission Chiropractic Works
Company	Mission Chiropractic Works
Address	507 Mission Street
City	South Pasadena CA 91030
Phone	()
Fax	()



before



after

SITE PLAN



PLOT PLAN



**507 Mission Street
South Pasadena, CA 91030**

**Proposed
Sign**

Mission Chiropractic Works Exterior Signage ~ page 3 of 3



Mission Chiropractic Works

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03 March 2014

Job No.	03/2014	Revised	03/2014
Order Date	03/2014	Salesperson	
Estimate	\$	Comments	

SEE PAGE 3 FOR
METHOD OF ATTACHMENT

Company	Mission Chiropractic Works
Address	507 Mission Street
City	South Pasadena CA 91030
Phone	
Fax	