



**City of South Pasadena
Planning and Community
Development Department**

Memorandum

Date: February 3, 2021

To: Chair and Members of the Design Review Board

From: Malinda Lim, Associate Planner

Prepared By: Lisa Krause, Contract Planner

Re: February 4, 2021 Design Review Board Meeting Item No. 6 – Additional Document No. 1 - Public Comments for 804 Milan Avenue (Project No. 2357- DRX)

Staff received three (3) written public comments for this project from the list of people below:

- James & Peggy Christ – Support the project.
- Jim Ryan and Kirstie Field– Support the project.
- Odom Stamps – Made a request for the Design Review Board to consider removal of Planning Condition P14.

Planning Condition P14 as written states:

P14: The applicant shall submit revised plans for review and approval by the Chair of the Design Review Board that incorporate the following:

- a. Reduction in the amount of door glazing on the east rear and north side elevations and incorporate similar divided lite doors, consistent with the style of the windows.*

All written comments received as of this date are included as **Attachment 1**.

Attachments:

1. Written Public Comments

ATTACHMENT 1
Written Public Comments

From: Peggy Christ <[REDACTED]>
Sent: Tuesday, February 2, 2021 3:22 PM
To: PlanningComments <PlanningComments@southpasadenaca.gov>
Subject: 804 Milan Avenue, South Pasadena, California 91030

Our names are James and Peggy Christ and we live at [REDACTED], South Pasadena, California 91030.

We are making a public comment on the project located at 804 Milan Avenue, South Pasadena, California - which is on the agenda for the Thursday, February 4, 2021 Design Review Board meeting.

We urge your approval of the design and project. The design of the project is an appropriate aesthetic fit and greatly compliments the historic nature of the neighborhood.

Respectfully submitted,
James and Peggy Christ

From: [REDACTED]
Date: February 2, 2021 at 9:00:10 PM PST
To: PlanningComments <PlanningComments@southpasadenaca.gov>
Subject: 804 Milan Ave
Reply-To: [REDACTED]

Hello -

My name is Jim Ryan and I live at [REDACTED], which is directly across the street from 804 Milan Ave. After taking a look at the proposed changes to 804 Milan on the city's website, my wife and I are excited about the planned renovation.

Currently, the exterior design of 804 Milan does not match the historical craftsman look of most of the street. The proposed changes look to substantially improve the front of the home with a more craftsman approach, and we feel it will be a welcome upgrade to our block.

We hope the city will approve these plans. As neighbors, they have our full support.

Sincerely -

Jim Ryan and Kirstie Field
[REDACTED], South Pasadena

February 2, 2021

Planning Director Joanna Hankamer
Senior Planner Kanika Kith
1414 Mission St.
City of South Pasadena

Re: Alterations & Additions to
The Min Residence
South Pasadena, CA 91030 804 Milan Avenue

Dear Ladies:

We appreciate the favorable staff report and evaluation of our proposed project for our client at 804 Milan Avenue prepared by contract planner Lisa Krause of Rincon Consultants. There is one stipulation in the report, Item P14, that we would like to address and have struck. This reads as follows:

“The applicant shall submit revised plans for review and approval by the Chair of the Design Review Board that incorporate the following:

a. Reduction in the amount of door glazing on the east rear and north side elevations and incorporate similar divided lite doors, consistent with the style of the windows.”

As described in the report, the house as it currently exists is a non-descript stucco house built in the 1970s. We are cladding the house in lapboard siding and adding generally farmhouse style architectural details to bring the house into a more harmonious stylistic alignment with its older neighbors. We are not attempting to create a faux Craftsman style house that pretends to the age of many of the houses in the surrounding neighborhood, hence our description of the architectural style for the proposed house as “Contemporary Craftsman Cottage.”

The choice of large, single pane glazed doors at the rear of the house was deliberate and conscious. Our clients specifically requested that we make the rear of the house open onto their backyard in a way that would fully embrace an indoor/outdoor lifestyle that is made possible by our typically warm and sunny climate. They want to be able to slide open their doors on nice days so that indoor space can merge with outdoor space where they can fully enjoy their pool and outdoor family and entertainment areas. On days when the weather is not as favorable they want to be able to enjoy clear and unobstructed views of their garden without the interruption of divided glazing.

These large, glazed doors look to the mid-Century rather than to the earlier Craftsman period and are decidedly more contemporary in feeling. As we are not attempting to re-create or duplicate an actual Craftsman style house, this juxtaposition of styles and periods should be allowed. Further, it should be noted that there is a 12’ to 16’ hedge surrounding the backyard on all sides; the doors in question are at the rear of the house and will be visible only from our clients’ own backyard. We are hoping that the Design Review Board will take all of this consideration and strike item P14 from the list of conditions.

Sincerely,

Odom Stamps, President
Stamps & Stamps
A California Corporation