

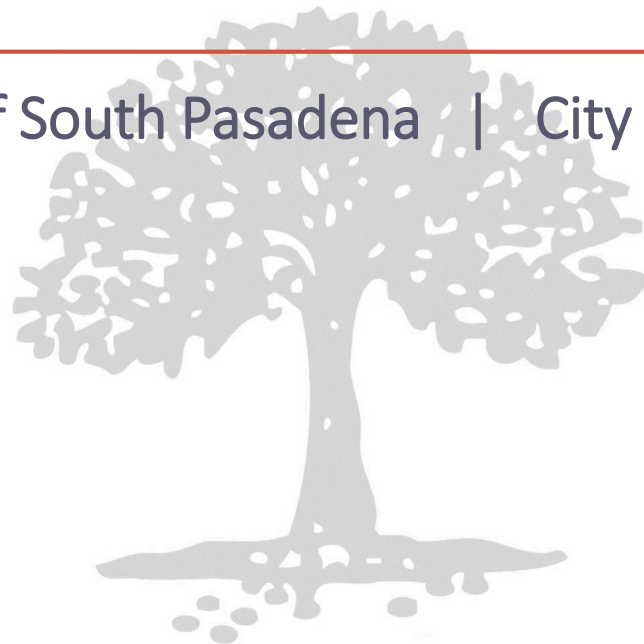


1030 Brent Avenue

Project No. 2238-RFR

September 16, 2020

City of South Pasadena | City Council





Request For Review

- July 31, 2020 – 2 council members submitted the request
- In response to Mr. Travis Dunville's request to reconsider CHC decision









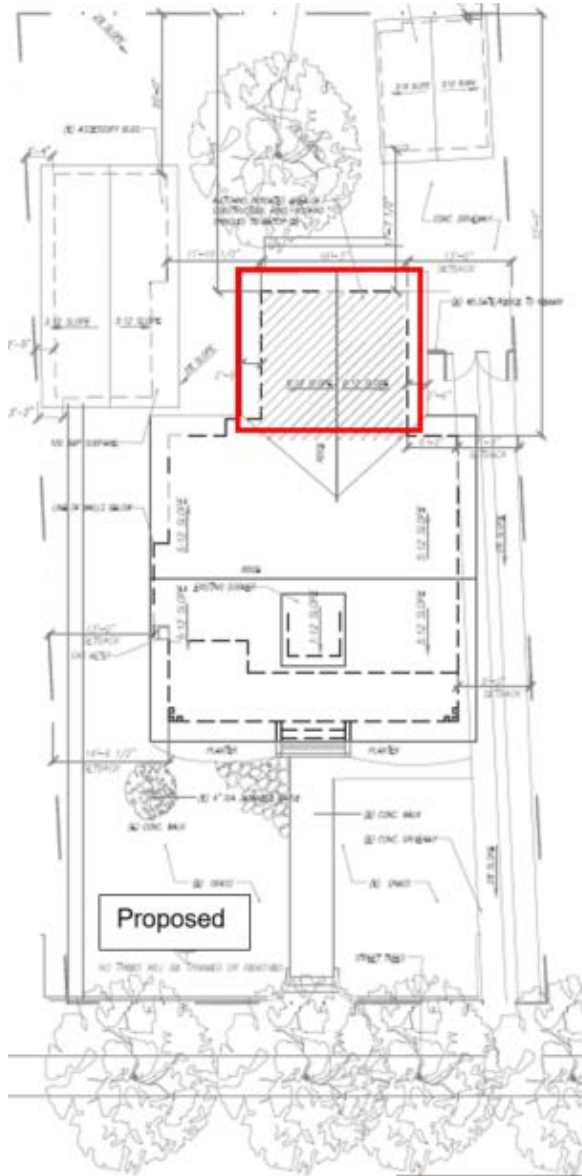
Background History

- 2007 - Approval by CHC and DRB
- June 2008 - Staff approves the removal of the proposed second story addition
- March 2018 – Notification of unpermitted work
- January 2019 – CHC Chair approves a 293 sq. ft. rear addition
- June 2019 – Owner submits plans for a building permit inconsistent with January 2019 CHC Chair approval



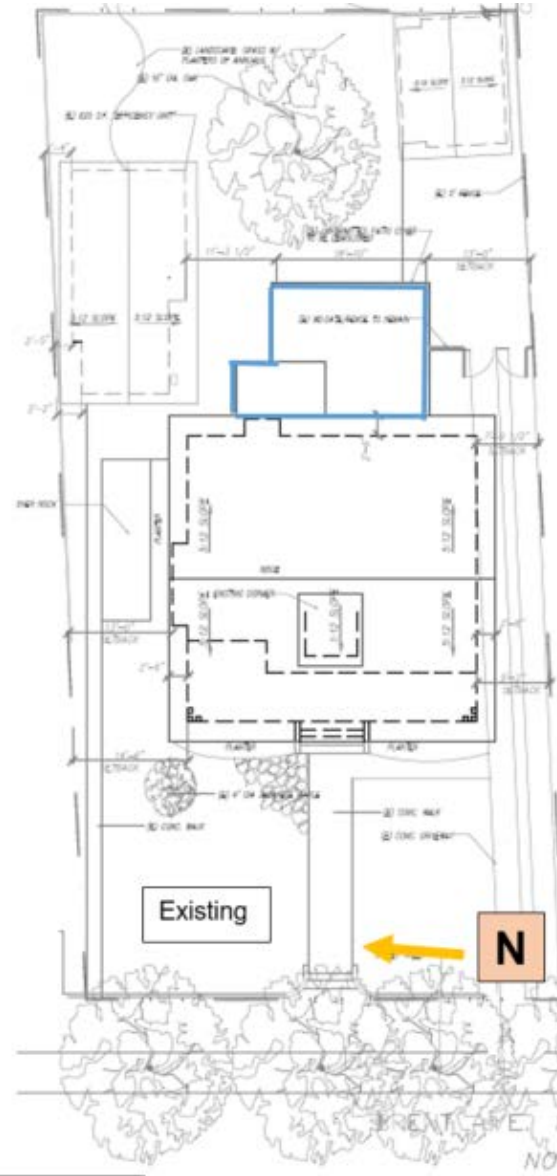


Proposed Site Plan



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

Existing Site Plan



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

— Area to be demolished
— New addition area



Existing West Elevation



PROPOSED WEST ELEVATION (NO CHANGE)
SCALE: 1/4" = 1'-0"





Existing & Proposed South Elevation

Proposed



Existing





Existing & Proposed North Elevation

Proposed



Existing



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"





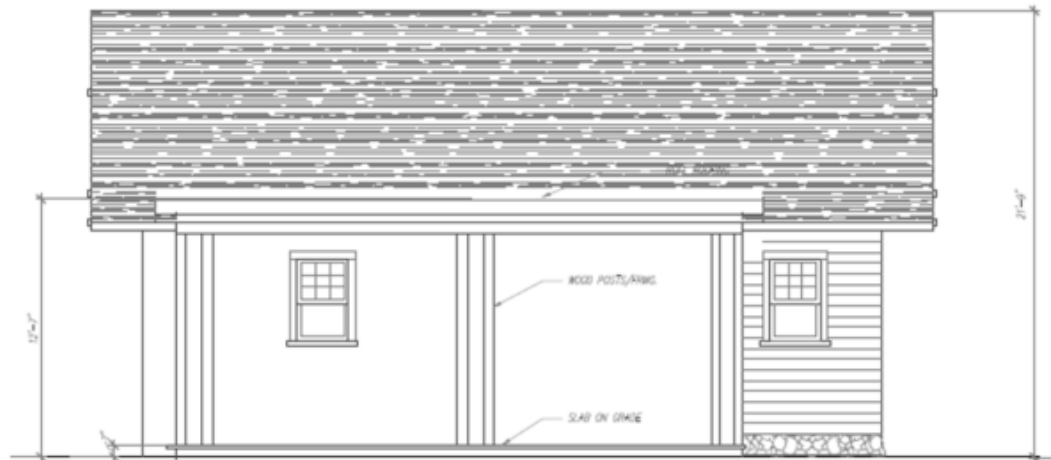
Existing & Proposed East Elevation

Proposed



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

Existing



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"





July 16, 2020 CHC

- Project passes 3-0
- Questions from Commission:
 - Was the detached unit that was converted into an accessory dwelling unit (ADU) permitted?
 - How many trees were removed without permit?
 - What was the delay for Code Enforcement compliance?
 - Can the proposed addition be denied?





Issues Raised by Mr. Travis Dunville

1. *Staff stated in June 2008, Planning & Building staff approved the 400 square-foot carport removal*
2. *Staff stated a correction notice was issued in March of 2018.*
3. *Staff's statement that the CHC Chairman approved the minor modifications to the plans on August 24, 2018.*
4. *Staff's statement that the owner applied for a building permit in June 2019 based on the 8/24/18 CHC Chair approval but was found to be inconsistent. Then stated, based on all the changes from the originally approved COA, a new COA would be needed.*
5. *Staff's statement that there were 4 code issues with this property and 3 resolved without mentioning how they were resolved. Staffer stated while a single story was approved by CHC, the CHC chair stated he did not approve. The other single-story approval in 2008 by staffers.*
6. *Staff's statement that the proposed would not be visible from the street.*
7. *Staff's figure of the existing site plan outlined in blue.*





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Conditions

- Record a covenant for removal of the unpermitted patio cover if the proposed addition is not built and for the proposed addition to be completed within 18 months from the date of approval of the Certificate of Appropriateness.
- Restrict the issuance of building permits for renovation or addition for 5 years.
- Double the cost of the building permit for the inspection fee.





Staff Recommendation:

City Council **uphold** the Cultural Heritage Commission's approval of Project No. 2238-COA, Certificate of Appropriateness for 1030 Brent Avenue





Questions?

