

**AGENDA  
HISTORIC PRESERVATION COMMISSION  
Monday, November 18, 2013**

**Special Meeting at 4:30 pm**

**A public meeting will be conducted to view the following sites:**

4:30 p.m. - 554 Prescott Street

**6:00 p.m.**

**Public Meeting**

**George Ellery Hale Building – Hearing Room  
175 N Garfield Avenue (Entrance on Ramona Street)**

**1. ROLL CALL**

**2. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

**3. RECOMMENDATION TO CITY COUNCIL**

**A. Maranatha Master Plan (Vicrim Chima, Community Planning)**

This item was continued from the October 21, 2013 HPC hearing.

**Recommendation:**

1. **Confirm** the findings of the draft Initial Environmental Study (Attachment D) that, with the incorporation of mitigation measures, the Master Plan will not have significant impacts.
2. **Acknowledge** that the Maranatha Student Center (originally the Ambassador College Dining Hall) designed by the firm of Daniel, Mann, Johnson, & Mendenhall appears to meet local designation criteria as an individual landmark, with a National Register of Historic Places Status Code of 5S3.
3. **Acknowledge** that the proposed new two-story administration building (building "B") and the new perimeter fence will not adversely affect the integrity of the eligible historic structure, based on the representations and contextual studies contained within the Master Development Plan Design Study.
4. **Recommend** the removal of 16 protected trees on the Maranatha Campus and acknowledge that the proposed landscape design, which emphasizes replacement tree canopy, is sustainable over the long term by adhering to the adopted replacement matrix.
5. **Recommend** to the City Council to adopt the proposed Mitigated Negative Declaration; and
6. **Recommend** that the City Council approve the Master Development Plan for Maranatha High School.

**4. PUBLIC HEARING**

**A. APPEAL OF DIRECTOR'S DETERMINATION**

**554 Prescott Street - Demolition of Historic Resource (District 3)**

Owner/Appellant: Mr. John Lampasona, Jr.

**Recommendation:**

1. **Find** that the demolition of an eligible historic resource occurred without a permit at 554 Prescott Street, and that the previously issued building permit is not valid based on the Building Official's determination that it was issued on the basis of incorrect, inaccurate, and incomplete information.
2. **Find** that there is not a sufficient basis to grant relief from the requirements of §17.62.120 of the Pasadena Municipal Code because the demolition involved a house that was eligible for designation as a contributor to an eligible landmark district, and because the proposed construction

does not serve an overriding public benefit in that the proposed construction does not restore the house to its condition before the performance of work; and

3. **Determine** that because a demolition of an eligible historic resource occurred on the property without a valid permit, and there is not sufficient basis to grant relief, that the requirements of §17.62.120 of the Pasadena Municipal Code, including the penalty that no building or construction permits can be issued for four years, to May 7, 2017, apply to the property at 554 Prescott Street, unless the house is reconstructed to its condition before the performance of work in accordance with a Certificate of Appropriateness application submitted and approved for the project.

**5. REPORTS AND COMMENTS FROM STAFF**

**6. REPORTS AND COMMENTS FROM COMMISSION**

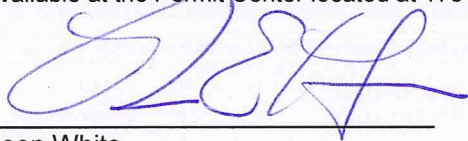
**7. REPORTS AND COMMENTS FROM COMMITTEES**

- A. Matrix Subcommittee Discussion
- B. Design Commission
- C. La Loma Bridge – Design Advisory Committee

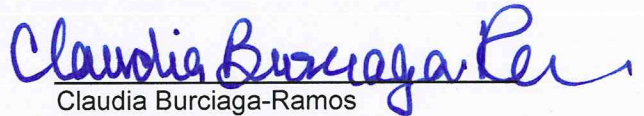
**8. ADJOURNMENT**

**POSTING STATEMENT:**

I HEREBY CERTIFY that this agenda, in its entirety was posted on the Council Chamber bulletin board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on November 14th, 2013, by 5:30 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, an electronic copy sent to the Central Library for posting and the agenda may be viewed at the City's website at: <http://www.ci.pasadena.ca.us/planning/meetings/notices.asp>. Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.



Leon White  
Principal Planner



Claudia Burciaga-Ramos  
Recording Secretary