

**AGENDA
HISTORIC PRESERVATION COMMISSION**

**TUESDAY, APRIL 1, 2014
6:00 P.M.**

**Regular Public Meeting
George Ellery Hale Building- Hearing Room
175 N. Garfield Avenue (Entrance on Ramona)**

**Special Public Meeting
A public meeting will be conducted to view the following site:**

**4:30 p.m. - 280 S. Hill Avenue
4:50 p.m. - 771 N Wilson Avenue
5:10 p.m. - 397 N Catalina Avenue**

- 1. ROLL CALL**
- 2. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
- 3. APPLICATION FOR DESIGNATION OF A LANDMARK**
 - A. 397 N Catalina Avenue (Council District 5)**
 1. Find that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA Guidelines §15308: Class 8 - Actions by Regulatory Agencies for Protection of the Environment);
 2. Find that the property at 397 North Catalina Avenue meets Criterion "C" for designation as a landmark (P.M.C. §17.62.040) because the house is significant as an intact example of a late 19th/early 20th century vernacular hipped cottage; and,
 3. Recommend that the City Council approve the designation of the property at 397 North Catalina Avenue as a landmark.
(Case Planner: K. Johnson)
Applicants/ Property Owners: Samuel Kuo and Ping-Sh Han
- 4. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**
 - A. 771 N Wilson Ave- Certificate of Appropriateness (Council District 5)**

Request for modifications to an existing non-contributing house within the Bungalow Heaven Landmark District, including a one-story addition to the north side and rear of the house, which meets the definition of demolition (removal of more than 50% of the exterior walls of the building)
(Case Planner: K. Johnson)
Applicant/ Property Owner: Terramar Partners, LLC

5. CALL FOR REVIEW

A. 280 South Hill Avenue (Council District 6)

Addition of two dormers to the front façade of an existing residence.

1. **Find** that the proposed project is categorically exempt from the California Environmental Quality Act, §15301 (Class 1, Existing Facilities). Class 1 exempts from environmental review small additions, expansions or alterations to existing structures where there is negligible or no expansion of the use. This is an alteration to an existing 2,858 square foot house with an expansion of 122 square feet within the existing footprint.
2. **Find** that no protected native, specimen, or landmark trees under the tree protection ordinance (Ch.8.52, P.M.C.) will be removed by the new construction.
3. **Find** that the project complies with the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*, and the *Design Guidelines for Historic Districts*, and does not have a significant adverse effect on the historic resource because the house, with the proposed changes, would retain sufficient integrity to qualify as contributing to the Ninita Parkway/Rose Villa Historic District which is eligible for designation; and
4. **Approve** the application with conditions.

(Case Planner: J. Wasmund)

Applicant/ Property Owner: Hao Hoang/ Schaefer

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMISSION

8. COMMENTS AND REPORTS FROM COMMITTEES

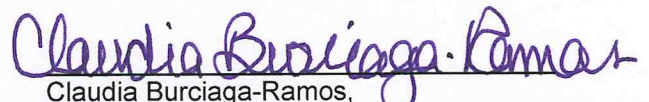
9. ADJOURNMENT

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 the 28th day of March 2014, 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