



**MEETING MINUTES  
SPECIAL MEETING  
HISTORIC PRESERVATION COMMISSION  
TUESDAY, MAY 3, 2022**

**SPECIAL PUBLIC MEETING 4:30 P.M.  
VIRTUAL MEETING**

**For a complete and detailed recap of the meeting, please log on to:**

<https://ww5.cityofpasadena.net/commissions/commission-meetings-archived-recordings/>

**1. ROLL CALL– CHAIR MUELLER CALLED THE MEETING TO ORDER AT 4:30 P.M.**

Present: Commissioners Rahder, Miller, Hofer, De La Cruz, Arbogast and Mueller

Absent: Commissioners Lipira and Menchaca (both Excused)

Staff: Kevin Johnson and Edwar Sissi

**2. APPROVAL OF MINUTES**

Moved and seconded by Commissioners De La Cruz and Miller to approve **March 15, 2022** minutes. No opposition, Commissioners Lipira and Menchaca were absent, minutes were approved.

**3. LANDMARK DESIGNATION**

**A. 475 S. LAKE AVE (COUNCIL DISTRICT 7)**

Designation of the property at 475 S. Lake Avenue as a Landmark pursuant to Pasadena Municipal Code (PMC) Section 17.62.040.D.2, Criterion C, because it embodies the distinctive characteristics of a historic resource property type, period and architectural style and represents the work of an architect whose work is significant to the City.

(Case Planner: Edwar Sissi)

Owner: 475 South Lake, LLC

Applicant: Yuval Chiprut

(This section continued on next page)

Public Comments: A. Salimian

Motion

Moved and seconded by Commissioners Rahder and De La Cruz to recommend that the City Council approve the designation of the property at 475 S. Lake Avenue as a Landmark.

AYES: Commissioners Rahder, Miller, Hofer, De La Cruz, Arbogast, and Mueller

NOES: None

ABSENT: Commissioners Lipira and Menchaca (both Excused)

ABSTAIN: None

APPROVED: 6-0-2

**4. CERTIFICATE OF APPROPRIATENESS**

**A. 968 PALM TERRACE (COUNCIL DISTRICT 5)**

Two-story addition and front porch restoration to an existing single-story, contributing single-family residence located in the Washington Square Landmark District and waiver of the two-car covered parking requirement.

(Case Planner: Edwar Sissi)

Owner: Luis Carmona

Architect: mod + social architecture

Public Comments: B. Sword, C. Boyd, J. Feinblatt, M. Ferrone, J. Finn, C. Meyers, R. Miwa, M. Pfeiffer, C. West, and B. Houk

Motion:

Commissioner Hofer made a motion to approve the Certificate of Appropriateness subject to the conditions of approval recommended by staff. Chair Mueller seconded the motion with an amendment that the front yard fencing and gates be removed from the approved scope of work. After Commissioner discussion, Commissioner Miller provided further amendments to the motion:

- That the corner boards remain protected in place, and be carried through the additions.
- The wood-cladded knee walls flanking the restored porch steps be further studied for comparison with other 1920's bungalows for historical accuracy on design, material, and detailing.
- The new skylights proposed for the north gable of the original house roof be removed from the approved scope of work.
- The south side ground-level addition be pushed further back, away from the restored front porch.

(This section continued to next page)

AYES: Commissioners Hofer and Mueller  
NOES: Commissioners Rahder, Miller, De La Cruz, Arbogast and Representative Vannini  
ABSENT: Commissioners Lipira and Menchaca (both Excused)  
ABSTAIN: None  
DISAPPROVED: 2-5-2

**5. REQUEST FOR A CALL FOR REVIEW**

**A. 681 BELLEFONTAINE ST – (COUNCIL DISTRICT 6)**

Request for a Call for Review of the Director’s approval of an application for a Historic Resource Evaluation of an existing single-family residence built in 1924.

(Case Planner: Kevin Johnson)  
Applicant: Michael Chiu  
Owner: Angela Tsui

Public Comments: NONE

Motion

Motion made to continue this item to May 17, 2022. Moved and seconded by Commissioners Miller and De La Cruz.

AYES: Commissioners Rahder, Miller, Hofer, De La Cruz, Arbogast, and Mueller  
NOES: None  
ABSENT: Commissioners Lipira and Menchaca (both Excused)  
ABSTAIN: None  
APPROVED: 6-0-2

**6. ACTION ITEMS**

**A. CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT**

Review and approval of the CLG annual report prior to submittal to the California Office of Historic Preservation (OHP). The reporting period is for October 1, 2020 through September 30, 2021.

(Case Planner: Robert Keatinge)

(This section continued to next page)

Motion

Moved and seconded by Commissioners Mueller and Rahder to approve the report.

AYES: Commissioners Rahder, Miller, Hofer, De La Cruz, Arbogast and Mueller  
NOES: None  
ABSENT: Commissioners Lipira and Menchaca (both Excused)  
ABSTAIN: None  
APPROVED: 6-0-2

**B. SELECTION OF NEW OFFICER NOMINATION SUBCOMMITTEE (FY2022-2023)**

Kevin Johnson, Principal Planner, recommended creating a 2-3 person subcommittee to nominate the new officers for FY2022-2023.

Commissioners De La Cruz and Miller volunteered for the subcommittee to decide new officers.

**7. COMMENTS AND REPORTS FROM STAFF**

- Staff reported that May is Historic Preservation month and typically Pasadena celebrates this with our Annual Awards Program. However due to the pandemic we will not have the awards this year but hope to have it next year provided the City Council votes to go back to in person meetings.
- Staff also addressed issue of cancelled meetings. This is due in large part to shortage of staffing as well as the lack of items that need review by the Commission per code. Also it was reported that we have hired two new Senior Planners, one that started last week and the other will start next week.
- The Historic Preservation Ordinance Amendments that were reviewed by Historic Preservation Commission was approved by Planning Commission and City Council. It will go back to the Council for the first reading of the Ordinance itself this Monday, May 9<sup>th</sup>. It is expected to become effective sometime in mid June. Following that, we will schedule training to inform the Commission of the Council's final decision.
- The chair requested that Commissioner training be conducted when possible (such as Secretary of the Interior's Standards and when projects require staff vs. Commission reviews) and that tours of landmark districts be resumed.
- Staff confirmed that property photographs would be attached immediately following the body of decision letters.
- The chair suggested a plaque program be considered for Mills Act properties.
- Staff also reported on the forecast for upcoming agendas.

8. COMMENTS AND REPORTS FROM COMMISSIONERS
  - A. DESIGN COMMISSION (LIPIRA) NO REPORT
9. COMMENTS AND REPORTS FROM COMMITTEES – NO REPORT
10. ADJOURNMENT – CHAIR MUELLER AJOURNED THE MEETING AT 8:05 P.M.



---

Kevin Johnson, Principal Planner



---

Michi Takeda, Recording Secretary