



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: SEPTEMBER 20, 2022

TO: HISTORIC PRESERVATION COMMISSION

FROM: JENNIFER PAIGE, AICP, ACTING DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: CERTIFICATE OF APPROPRIATENESS
NEW ATTACHED GARAGE, NEW POOL CABANA, AND MODIFICATION
OF AN EXISTING HISTORIC FENCE (RENEWAL OF EXPIRED
APPROVAL)
1100 SOUTH GRAND AVENUE (SOUTH GRAND-COVINGTON PLACE
LANDMARK DISTRICT)

RECOMMENDATION:

The staff recommends that the Commission:

Environmental Determination

Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) and Section 15303 (Class, 3 New Construction or Conversion of Small Structures), and there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledge that a tree inventory (Attachment A) identifies removal of one protected tree.
2. Find that, upon implementation of the conditions of approval, the removal of one protected tree will meet finding #6 of the Tree Protection Ordinance (PMC §8.52.075.A): *“the project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines”*, and, therefore,

Approve the removal of one protected tree.

Finding for Certificate of Appropriateness Approval

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

Based on these findings, approve the Certificate of Appropriateness as illustrated in Attachment E, as submitted.

BACKGROUND:

On June 19, 2018, the Historic Preservation Commission approved an application for a Certificate of Appropriateness for construction of an attached garage, freestanding cabana, modification to an existing historic fence, and removal of one protected tree (see Attachment A and B for the staff report and decision letter, respectively). Pursuant to Pasadena Municipal Code (PMC) Section 17.64.040.A.1, this approval was valid for two years, unless extended as provided in PMC Section 17.64.040.C.2. On March 18, 2021, the Director issued a decision letter that both recognized the action of the City Manager on April 20, 2020 to extend for one year all land use entitlements that were approved prior to July 1, 2020 and also extended the approval for one additional year as provided in PMC Section 17.64.040.C.2 (see Attachment C for the decision letter). The approval of the project expired on July 3, 2022 and a building permit has not yet been issued for the project, although it has been submitted for plan check and is nearing completion of that process.

On October 21, 2021, the Director approved an application for Minor Changes to an Approved Project for changes described in the decision letter in Attachment D.

PROJECT DESCRIPTION:

The proposed project is the same as was previously approved by the Historic Preservation Commission on June 19, 2018 and as modified in the Director's approval of Minor Changes to an Approved Project on October 21, 2021. All conditions of approval from the Commission and Director have been addressed in the plans submitted for plan check, which are in Attachment E, except that staff has directed the applicant to include on sheet L-1 tree protection measures for protected tree #14.

ANALYSIS:

Please refer to the analyses in the staff report in Attachment A and decision letter in Attachment D for detailed explanation of staff's analysis of the project. Because the design guidelines that are applicable to the project have not changed since the original approvals, and all previous conditions of approval have been addressed in the current set of plans, staff recommends that the Commission approve the application as submitted.

CONCLUSION:

As described in the attachments, the project is consistent with the applicable design guidelines and all previous conditions of approval have been addressed in the current set of plans. Therefore, staff finds that the project meets the findings and recommends approval as submitted.

Respectfully Submitted,



for Jennifer Paige, AICP
Acting Director of Planning and
Community Development

Prepared by:



Kevin Johnson
Principal Planner

Reviewed by:



Luis Rocha
Planning Manager

Attachments:

- A. Certificate of Appropriateness Staff Report to HPC dated June 19, 2018 (without attachments)
- B. Certificate of Appropriateness HPC Decision Letter dated June 21, 2018 (with attachments)
- C. Time Extension Decision Letter dated March 18, 2021 (without attachments)
- D. Minor Changes to Approved Project Decision Letter dated October 21, 2021 (with attachments)
- E. Current plans, elevations and details