





# Planning Commission Agenda Report

ITEM NO. 

DATE: March 25, 2019

FROM: David Bergman, AICP, Interim Director of Planning and Building 

VIA: Edwar Sissi, Associate Planner 

SUBJECT: Appeal of Design Review Board Decision (1750-NID-DRX)  
Project No. 2180-APPEAL  
817 Orange Grove Place (APN: 5315-018-064)

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## AGENDA ITEM BRIEFING

APPELLANT: PRT CHAN, LLC

REQUESTED ACTION: APPELLANT REQUESTS THE COMMISSION OVERTURN THE DESIGN REVIEW BOARD DECISION THAT DENIED THE DEMOLITION OF A NON-HISTORIC TWO-UNIT DEVELOPMENT AND THE CONSTRUCTION OF A NEW APPROXIMATELY 5,000 SQUARE FOOT TWO-STORY TRI-PLEX MULTI-FAMILY DEVELOPMENT IN A MODERN DESIGN LOCATED AT 817 ORANGE GROVE PLACE.

RECOMMENDATION: DENY THE APPEAL AND UPHOLD THE DESIGN REVIEW BOARD'S DECISION TO DENY THE PROPOSED DEMOLITION AND NEW TRI-PLEX DEVELOPMENT LOCATED AT 817 ORANGE GROVE PLACE.

REFERENCES

GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL

ZONING: RESIDENTIAL MEDIUM DENSITY (RM)

CODE SECTIONS: 36.220.040; 36.410.040(I); 36.610

CEQA: CATEGORICALLY EXEMPT

## Recommendation

It is recommended that the Commission deny the appeal and uphold the Design Review Board's decision to deny the proposed demolition and new tri-plex development located at 817 Orange Grove Place.

## Discussion – Description of Project Site and the Project

### 1. Project Site:

The subject site is a rectangular shaped lot with approximately 47 feet of frontage along Orange Grove Place and 50 feet of frontage along a rear alleyway to which the project site directly abuts. The total square footage of the relatively flat project site is 10,102 square feet. The site contains existing structures totaling 2,810 square feet of living space, or 27% F.A.R. The single-story front unit was constructed in 1922 and is 1,150 square feet in size. The single-story rear second unit - located centrally on the site - was constructed in 1960 and was 1,660 square feet in size. The detached 560 square foot two car garage was constructed in 1923 and is located at the rear of the lot. The rear second unit was demolished in the fall of 2018 with City approval given its dilapidated and uninhabitable condition due to unpermitted demolition that began in 2014. The front unit and rear detached garage remain standing and occupied. The site is located adjacent to the Metro Goldline right of way (with the rear alleyway separating the property and Goldline), and is located in the Residential Medium Density (RM) Zoning District.

### 2. The Project:

#### Denied Proposal:

The proposed project that was denied by the Design Review Board in October 2018 consists of a two-story triplex complex with a proposed gross square footage of 4,997 square feet. The front Unit A will be two stories and 2,319 square feet with 3 bedrooms and 2.5 baths. Unit B will be one-story and consist of 1,187 square feet with one bedroom, and 1.5 baths. Unit C will be located above Unit B and consist of 1,471 square feet with one bedroom and 1.5 baths. The proposed total F.A.R. will be 49% with a maximum allowable of 50% or 5,051 square feet. The architectural design was modern with post-modern elements including a gabled roofing plane, classical columns and a front porch at the front unit facing Orange Grove Place and a material palette of standing seam metal roofing, smooth stucco, horizontal wood siding elements, glass and cable guard railing, and aluminum windows and doors. A total of four covered parking spaces and two uncovered guest parking spaces were proposed with a driveway that extends through the site from the primary frontage street to the rear alleyway.

#### Revised Proposal:

On February 19, 2019, the appellant's representatives presented a revised design consisting of a reduced-in-scale tri-plex development. The new proposal reflected a front unit that had been reduced in size from two-stories to one. On March 14, 2019, the appellant's representatives formally submitted drawings reflecting the revised design of the project. The front unit along Orange Grove Place will now consist of a single-story detached structure, and 880 square feet with one called-out bedroom. The rear two-story two units, townhome in style with a shared party wall, will be 1,814 square feet in size for each, and the middle unit will be two-bedroom, while the rear unit notes one called-out bedroom. The overall square

footage is proposed to be 4,508 square feet, or 44% F.A.R. The architectural style of the proposal remains consistent with the contemporary aesthetic of the original proposal with smooth stucco, simple geometries, standing seam metal roofing, and wood siding. The revised proposal also includes limestone cladding, box-framed aluminum windows, and metal rheinzinc paneling.

**3. Trees:**

According to the building permit application, no trees are slated for removal.

**4. Notice of Intent to Demolish:**

In accordance with the City's Historic Preservation Ordinance, Section 2.65(E)(3) for the proposed demolition of structures over 45 years of age, the City of South Pasadena Cultural Heritage Commission (CHC) reviewed the proposal to demolish the existing duplex development with the front unit constructed in 1922, the back detached unit constructed in 1960, and the rear detached garage constructed in 1923. The applicant hired an Architectural Historian to conduct a historic analysis of the property. The report concluded that the property is not eligible as a Historic Resource. The report and proposed project were reviewed by the CHC at their July 19, 2018 meeting. In concurrence with an Architectural Historian's Report, the CHC has determined that, upon review of the filing materials and testimony, that the subject property is not eligible at the federal, state, or local level, and the proposed project involving demolition shall proceed through the City's application process without any further restrictions pertaining to the Historic Preservation Chapter of the South Pasadena Municipal Code. Additionally, the CHC made a recommendation that the applicant retain the design characteristics of the front unit and incorporate it into the new proposed development. Upon request of the City, the CHC gave immediate approval of demolition for the rear second unit due to its state of dilapidation and uninhabitability; the structure was an open code enforcement violation and a perceived threat to public health and safety. The applicant obtained demolition permits and demolished the structure in the fall of 2018. The demolition is pending final inspection by the Building and Safety division.

**5. Follow Up from the First Hearing on January 28, 2019:**

The Planning Commission heard testimony by the appellant's representatives, along with members of the community regarding the appeal of the DRB's decision to deny the tri-plex development on October 4, 2019. At the appeal's first hearing, the Commission decided to continue the Item to February 25<sup>th</sup> to provide additional time for the applicant to address the concerns raised by both members of the Commission and members of the public regarding the proposed design of the denied tri-plex development. The Commission addressed the rights of entitlement along with compatibility of the neighborhood - compatibility being central to the reasoning behind the DRB's decision to deny the project. It was expressed by the Commission that the continuation of the Item should provide the applicant the time and opportunity to work with the neighborhood and address the issues raised at the hearing of the appeal.

On February 19, 2019, members of the neighborhood met with Staff to discuss the project and its history including possible outcomes of tonight's Commission meeting.

On February 19, 2019, the appellant's representatives met with Staff to discuss the January 28<sup>th</sup> hearing along with possible outcomes of tonight's Commission meeting. Additionally, the appellant's representatives showed Staff a proposed redesign of the project that began to address the concerns raised at the January 28<sup>th</sup> hearing. The proposed project, as described in the legal brief provided by the appellant's legal counsel (Attachment 17) notes the following of the proposed redesign:

- A reduction in the gross square footage to 4,508 from 4,977 square feet.
- A single-story front unit (Unit A) from the original proposed 2-story front unit.
- An interplay of spatial programming and architectural form to reduce the visual mass and bulk.
- Unit A (front unit) has been reduced in scale from 2,319 square feet to 880 square feet. (38% reduction)
- Unit B (rear unit) has been enlarged to 1,814 square feet from the originally proposed 1,187 square feet. (approx. 53% enlargement)
- Unit C (rear unit) has been enlarged to 1,814 square feet from the originally proposed 1,471 square feet. (approx. 23% enlargement)

The applicant's architect has also provided a summary of the redesigned proposal attached herein (Attachment 18).

On March 14, 2019, the appellant's representatives formally submitted drawings reflecting the revised design of the project. The front unit will now consist of a single-story detached structure, and 880 square feet with one called-out bedroom. The rear two-story two units, townhome in style with a shared party wall, will be 1,814 square feet in size for each, and the middle unit will be two-bedroom, while the rear unit notes one called-out bedroom. The overall square footage is proposed to be 4,508 square feet, or 44% F.A.R. The architectural style of the proposal remains consistent with the contemporary aesthetic of the original proposal with smooth stucco, simple geometries, standing seam metal roofing, and wood siding. The revised proposal also includes limestone cladding, box-framed aluminum windows, and metal rheinzinc paneling.

It is important to note that the analysis of the project outlined in this report is reflective of the original design proposal, not the proposed redesign that was presented to Staff on February 19, 2019 and later formally submitted on March 14, 2019.

Additionally, the matter at hand before the Commission is the appeal of the project as presented and denied by the DRB on October 4<sup>th</sup> 2018. The Commission may grant the applicant the courtesy to present their redesign at tonight's meeting to illustrate their commitment to addressing the concerns raised by the Commission and the neighborhood at the January 28, 2019 meeting.

#### **Analysis – Specific Grounds for the Appeal**

In accordance with SPMC Section 36.610.050(E)(1), when reviewing an appeal, the Planning Commission may consider any issues associated with the decision being appealed, in addition to

the specific grounds for the appeal. The Planning Commission shall also consider any environmental determination applicable to the zoning approval or decision being appealed.

1. Residential Development Standards:

The appellant states that the project fully complies with the requirements of the South Pasadena Municipal Code (SPMC), and the City’s Design Guidelines for New Multi-Family Development and is consistent with the existing neighborhood character. An analysis of the project in relation to the development standards is listed below (Table-1A). An analysis of the proposed redesign of the project, submitted on March 14, 2019 is listed below in Table-1B.

<b>Table 1A: Development Standards for Project Site</b>					
Lot Size: 10,102 square feet			Zone: RM		
Standards	Allowed		Existing		Proposed
Lot Coverage	5,051 sf	50% (max)	3,370 sf	33%	4,040 sf   40%
Floor Area Ratio	5,051 sf	50% (max)	2,810 sf	27%	4,997 sf   49%
Front Yard Setback	20’-0” (min)		21 feet		20 feet
Allowed Density	3 units		2 units (1 demolished)		3 units (rental)
Rear Yard Setback	20’-0” (min)		24 feet		20 feet
Side Yard Setback	4.7 feet (min)		8’ (east); 5.5’ (west)		5’ (east); 13’-10” (west)
Max. Height (through site)	35 feet		single-story		2-story; 23 feet
Required Covered Parking	1/1bd rm unit; 2/2+bd rm unit		2 covered		4 covered (attached)
Required Guest Parking	1 space / 2 units		0		2 uncovered spaces
<b>Table 1B: Development Standards for Project Site</b>					
Lot Size: 10,102 square feet			Zone: RM		
Standards	Allowed		Existing		Proposed
Lot Coverage	5,051 sf	50% (max)	3,370 sf	33%	2,830 sf   28%
Floor Area Ratio	5,051 sf	50% (max)	2,810 sf	27%	4,508 sf   44%
Front Yard Setback	20’-0” (min)		21 feet		20 feet
Allowed Density	3 units		2 units (1 demolished)		3 units (rental)
Rear Yard Setback	20’-0” (min)		24 feet		20’-5”
Side Yard Setback	4.7 feet (min)		8’ (east); 5.5’ (west)		5’ (east); 14’-0” (west)
Max. Height (through site)	35 feet		single-story		2-story; 23 feet
Required Covered Parking	1/1bd rm unit; 2/2+bd rm unit		2 covered		4 covered (attached)
Required Guest Parking	1 space / 2 units		0		2 uncovered spaces

The proposed project, along with the proposed redesign, meets the above development standards as required by the SPMC, but in terms of the original denied project as discussed below, it fails to satisfy the requirements of Design Review Finding Number 3 (SPMC Section 36.401.040(I)(3)); the proposed is out of character with the existing development pattern of the neighborhood and fails to make all reasonable design efforts to maintain attractive, harmonious and orderly development. <sup>1</sup>

<sup>1</sup> The revised design of the proposed tri-plex, formally submitted on March 14, 2019, has not been reviewed by a discretionary body and therefore is not part of the Appeal analysis outlined in this report.

2. Neighborhood Analysis and Compatibility – Design Review Finding Number 3:  
 SPMC Section 36.410.040(I) states that the Review Authority (DRB) shall first find that the design and layout of the proposed development complies with the four Required Findings. Required Finding Number 3 states the following:

*Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section and the General Plan.*

At the Design Review Board meeting held on October 4, 2018, the DRB found that they could not make the Required Finding Number 3 and denied the proposed project by a vote of 4 to 1. An analysis of the existing neighborhood development context is provided in Table-2 with a neighborhood analysis map for reference shown below (Figure-1).

**Figure – 1: Neighborhood Analysis Diagram**

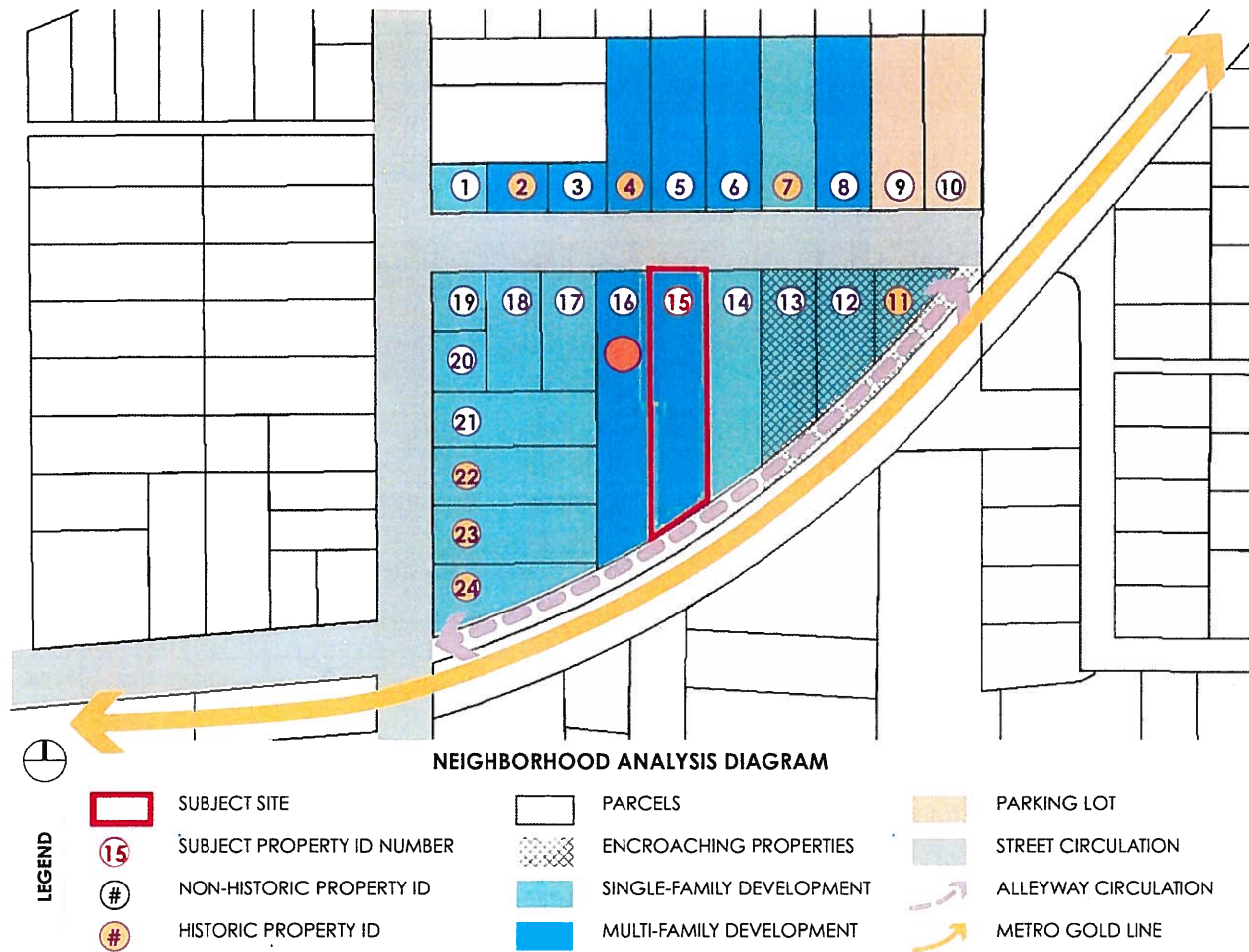


TABLE – 2: NEIGHBORHOOD DEVELOPMENT ANALYSIS

SITE ID #	ADDRESS	SITE S.F.	DENSITY	FAR	BEDROOMS BATHS	YEAR BUILT	ARCH. STYLE	NOTES
1	1020 Orange Grove Ave	2,103*	1 unit max 1 unit (e)	1,051 max 792 (e) 37% (e) 1 story	2 beds 1 bath	1923	Spanish Colonial Revival	
2	804 Orange Grove Place	2,226*	1 unit max 2 units (e)	1,113 max 1,012 (e) 45% (e) 1 story	2 beds 2 baths	1912	Spanish Colonial Revival (Historic)	Exceeds current allowed unit density
3	808 Orange Grove Place	2,139*	1 unit max 2 units (e)	1,052 max 1,012 (e) 47%(e) 1 story	2 beds 2 baths	1924	Spanish Colonial Revival	Exceeds current allowed unit density
4	812 Orange Grove Place	5,714*	1 unit max 2 units (e)	2,857 max 1,026 (e) 17% (e) 2 story @ back	2 beds 2 baths	1920	Minimal Traditional/ Residential Vernacular	Exceeds current allowed unit density
5	814 Orange Grove Place	7,074*	2 units max 2 units (e)	3,537 max 1,526 (e) 21% (e) 1 story	4 beds 2 baths	1953	Minimal Traditional/ Residential Vernacular	
6	818 Orange Grove Place	7,056*	2 units max 2 units (e)	3,528 max 1,740 (e) 25% (e) 1 story	5 beds 2 baths	1922	Craftsman	
7	822 Orange Grove Place	7,074*	2 units max 1 unit (e)	3,537 max 1,154 (e) 16% (e) 1 story	3 beds 2 baths	1924	Craftsman (Historic)	
8	826 Orange Grove Place	7,134*	2 units max 2 units (e)	3,567 max 1,858 (e) 26% (e) 1 story	5 beds 2 baths	1922	Minimal Traditional/ Residential Vernacular	
9	830 Orange Grove Place	7,059*	2 units max 0 units (e)	3,529 max 0 (e) 0% (e)	0 beds 0 baths	n/a	n/a	Currently surface parking for office building along El Centro Street
10	832 Orange Grove Place	7,594*	2 units max 0 units (e)	3,797 max 0 (e) 0% (e)	0 beds 0 baths	n/a	n/a	Currently surface parking for office building along El Centro Street
11	833 Orange Grove Place	2,984*	1 unit max 1 unit (e)	1,492 max 612 (e) 20% (e) 1 story	1 bed 1 bath	1922	Craftsman (Historic)	

SITE ID #	ADDRESS	SITE S.F.	DENSITY	FAR	BEDROOMS BATHS	YEAR BUILT	ARCH. STYLE	NOTES
12	831 Orange Grove Place	5,258*	1 unit max 1 unit (e)	2,629 max 1,324 (e) 25% (e) 1 story	3 beds 2 baths	1966	Ranch Style	
13	825 Orange Grove Place	6,965*	2 units max 1 unit (e)	3,482 max 1,161 (e) 16% (e) 1 story	2 beds 2 baths	1925	Craftsman	
14	821 Orange Grove Place	8,716*	2 units max 1 unit (e)	4,358 max 2,997 (e) 34% (e) 2 story/ 1 story @ street	3 beds 3 baths	2016	Modern	
15	817 Orange Grove Place	10,102	3 units max 2 units (e) 3 units (n)	5,051 max 2,810 (e) 27% (e) 4,997 (n) 49% (n) 2 story @ street (n)	5 beds (e) 3 baths (e) 5 beds (n) 5.5 baths (n)	1922 1960	Residential Vernacular  Modern (n)	Subject Site (n) = proposed
16	813 Orange Grove Place	11,443	3 units max 4 units (e)	5,721 max 2,162 (e) 18% (e) 1 story	5 beds 4 baths	1925	Craftsman (Historic)	Exceeds current allowed unit density
17	809 Orange Grove Place	4,842*	1 unit max 1 unit (e)	2,421 max 1,184 (e) 24% (e) 1 story	3 beds 2 baths	1923	Craftsman	
18	805 Orange Grove Place	4,835*	1 unit max 1 unit (e)	2,417 max 1,147 (e) 23% (e) 1 story	3 beds 2 baths	1963	Residential Vernacular	
19	1030 Orange Grove Ave	2,355*	1 unit max 1 unit (e)	1,177 max 578 (e) 25% (e) 1 story	1 bed 1 bath	1947	Minimal Traditional	
20	1036 Orange Grove Ave	2,502*	1 unit max 1 unit (e)	1,251 max 432 (e) 17% (e) 1 story	1 bed 1 bath	1924	Craftsman	
21	1038 Orange Grove Ave	6,625*	2 units max 1 unit (e)	3,312 max 1,472 (e) 22% (e) 1 story	2 beds 2 baths	1957	Minimal Traditional	
22	1040 Orange Grove Ave	7,050*	2 units max 1 unit (e)	3,525 max 2,401 (e) 34% (e) 1 story	4 beds 3 baths	1910	Craftsman (Historic)	



SITE ID #	ADDRESS	SITE S.F.	DENSITY	FAR	BEDROOMS BATHS	YEAR BUILT	ARCH. STYLE	NOTES
23	1044 Orange Grove Ave	7,047*	2 units max 1 unit (e)	3,523 max 821 (e) 11% (e) 1 story	2 beds 1 bath	1923	Spanish Revival (Historic)	
24	1050 Orange Grove Ave	5,171	1 unit max 1 unit (e)	2,585 max 1,568 (e) 30% (e) 1 story	3 beds 2 baths	1901	Craftsman	
Mean F.A.R. = 1,330 s.f. or 23%					(*) = substandard lot less than required 10,000 s.f. 87.5% Mean substandard parcels			

As indicated in Table-2 above, the existing development (with the second rear unit calculated) has a current F.A.R. of 27 percent which is close to the mean average of the neighborhood block analysis of 23 percent. The proposed development would impose a nearly 50 percent increase to the habitable square footage of the subject site in a densely developed neighborhood consisting predominately of non-conforming, substandard lot sizes less than the required 10,000 square feet. Additionally, the circulation for the neighborhood is less than ideal given the relatively narrow Orange Grove Place, and its dead-end street condition as it meets the Metro Rail right of way. The alleyway at the rear of the property is in a high state of disrepair, and it no longer can accommodate through traffic due to encroachment of abutting properties along the alley's eastern terminus.

The issue of parking and traffic circulation was a recurring concern among neighbors speaking in opposition to the project, taking into consideration the conditions of the existing street and alleyway, including limited street parking throughout the day due to the neighborhood's proximity to the Gold Line station.

Additionally, it was repeatedly recommended by the DRB that the applicant reduce the scale of the proposed project and its overall square footage so that it is compatible with the predominate single-story small-scaled residential development pattern of the neighborhood. Of the 24 properties surveyed, only 2, including the project subject site, meet the current required minimum lot size of 10,000 square feet, putting the Mean average of substandard lot sizes for the surveyed properties at 87.5 percent. The lot size has a direct correlation to development potential for total F.A.R. and unit density. At 4,997 square feet, the proposed development would be the largest in the neighborhood consisting of a Mean average of 1,330 square feet. This project proposes an intensification of development that is out of character for an established neighborhood consisting of properties with more limited potential for development intensification.

**Alternatives to Consider**

1. Uphold, uphold in part, or reverse the decision that is subject to this appeal.
2. Adopt additional conditions of approval deemed reasonable and necessary.
3. If new or different evidence, related only to the subject of the appeal, is presented during the appeal hearing, the Commission may refer the matter back to the DRB for a report on the new or different evidence before a final decision on the appeal.

### Next Steps

The Commission shall take into consideration Staff's recommendation, the alternatives listed above, and any new evidence and/or testimony presented at tonight's Planning Commission meeting.

### Background

- September 2014                      The property owner, Patty Chan, was issued a correction notice for the unpermitted demolition of the second, rear, unit located at the duplex property of 817 Orange Grove Place.
- September 24, 2014                Gary Sewel, contractor, submitted a Design Review application to the Planning and Building Department for the proposed demolition of the existing duplex project and the construction of a new triplex development located at 817 Orange Grove Place. The new development will be a gross 3,350 square feet with the front unit at 1,672 square feet and single story with three bedrooms and two baths. The new second and third units will be located at the rear in a two-story design and consist of 1,678 square feet each, each with two bedrooms and two baths. Parking will be provided in a new 744 square foot detached three vehicle garage and a new attached 636 square foot three car carport. The design was a mix of Craftsman and Colonial Revival with materials that will consist of vinyl windows, wood siding, and composition asphalt shingles.
- October 15, 2014                    The application was deemed incomplete.
- October 29, 2014                    The applicant submitted revised drawings to reflect the requested corrections.
- December 2, 2014                    The project was deemed complete.
- December 16, 2014                The project was reviewed by the Design Review Board (DRB) and continued out of concerns with the proposed mix of architectural styles, the massing, lack of architectural articulation, and requested additional information to illustrate the design proposal such as a digital model and architectural details.
- January 29, 2015                    The project was reviewed by the DRB as a conceptual review item, in which no decision was made, only feedback was provided.
- March 17, 2015                      The applicant resubmitted architectural drawings to reflect requested corrections.
- May 5, 2015                         The project was reviewed by the DRB as a conceptual review item in which no decision was made. The DRB expressed concerns with the lack of alley access, the large roof plan of the rear units,

- the location of the required guest parking spaces, the mass and scale of the rear building, and the number of bedrooms in relation to the neighborhood.
- July 7, 2015 The project was re-reviewed as a conceptual review item by the DRB. Chair Lopez noted the project was incomplete as submitted and therefore the project could not be discussed. Several neighbors expressed opposition to the project.
- July 20, 2015 A meeting was held at City Hall between the applicant and staff to discuss the project.
- November 13, 2015 An Architectural Historian report was provided at the request of the City to determine the eligibility of the existing structures proposed for demolition as potential Historic Resources. The Historian's report deemed the property ineligible as a Historic Resource.
- Fall, 2015 The applicant submitted revised drawings and received additional corrections.
- January 7, 2016 The application was reviewed by the Design Review Board and continued out of concern with the overall height of the structure, lack of architectural articulation and other site design issues including landscaping. Several neighbors expressed opposition to the project and its compatibility with the neighborhood.
- January 12, 2016 Code enforcement citation issued regarding dilapidated site conditions.
- January 15, 2016 Code enforcement case is resolved.
- February 1, 2016 Architect Peter DeMaria is brought on the project as designer.
- Spring through Fall 2016 New design submittals and corrections issued between Peter DeMaria and City.
- October 6, 2016 Revised triplex project consisting of a gross 3,717 square feet with Unit A at 1,031 square feet in a single-story, a 437 square foot Unit B at one story, and a 2,249 square foot Unit C located above Unit B. The project design is modern with contemporary finishes of glass railing, standing seam metal roofing, aluminum windows and doors, and smooth stucco. The project was continued out of expressed neighbor concerns, a request to provide architectural details, and concerns with the proposed upper deck and privacy.

- November 3, 2016 Project was reviewed by the DRB with requested corrections addressed from October 2016. The project was continued out of concern with the architectural compatibility of the project with the neighborhood context, the massing of the proposed design, and continued neighbor concerns that were expressed.
- January 5, 2017 Project was reviewed by the DRB and continued out of concern with the design and compatibility with the neighborhood. The Board expressed concerns with the massing, scale, the proposed 10-foot plate height, and the project's verticality. Numerous neighbors expressed opposition to the project.
- 2017 Staff and applicant hold continued correspondence regarding design revisions and DRB concerns.
- Spring 2018 Applicant submits preliminary redesign indicating an expansion in scope to enlarge the project and development potential.
- July 19, 2018 Proposed demolition is reviewed by the Cultural Heritage Commission (CHC) for the demolition of non-historic structures over 45 years of age. The CHC clears the project of eligibility as a Historic Resource, in concurrence with the provided Architectural Historian's report, with the recommendation that the applicant retain the existing front unit and incorporate it into the new development. Due to the dilapidated state of the partially demolished rear second unit, the CHC approved of the immediate demolition of the rear unit as recommended by Staff, with the demolition of the front unit and rear detached garage subject to the approval of the overall development by the DRB.
- October 2, 2018 The property owner received demolition permits from the Building and Safety Division for the demolition of the dilapidated second rear unit. The demolition is complete with a final inspection pending by the Building Inspector.
- October 4, 2018 Revised project is reviewed by the DRB for a proposed triplex consisting of a gross 4,977 square feet. The front Unit A will be two stories and 2,319 square feet, Unit B will be one-story and consist of 1,187 square feet, and Unit C will be located above Unit B and consist of 1,471 square feet. The DRB expressed repeated concerns with the project and dismay at the proposed development that ignored the previous recommendations of the DRB hearings. Numerous neighbors expressed opposition to the project. The DRB denied the Design Review because required Finding number 3 could not be made. The denial decision was made by a margin of 4-1.

October 17, 2018	The DRB denial was appealed by appellant, PRT Chan, LLC.
January 11, 2019	The public hearing date was noticed in the South Pasadena Review regarding the appeal before the Planning Commission.
January 18, 2019	Individual public noticing advertising the January 28, 2019 project appeal before the Planning Commission were mailed out to individual properties within a 300 foot radius of the project site.
January 23, 2019	Staff received two letters of support regarding the proposed development.
January 24, 2019	At printing time of this Staff Report, Staff received no additional comments.
January 28, 2019	The Planning Commission continued the public hearing for the item to their February 25, 2019 meeting to allow the appellant an opportunity to mediate with the neighborhood and develop solutions to address the concerns expressed by members of the neighborhood and by members of the Planning Commission with regards to the project that was denied by the DRB.
Early February 2019	The City Fire Inspector toured the Orange Grove Place neighborhood to inspect the alleyway encroachments and reach out to the property owners regarding their encroachment and blockage of the alley right-of-way.
February 19, 2019	Members of the neighborhood met with staff to discuss the denied project and the appeal.
February 19, 2019	The appellant's legal representative and architect met with staff to discuss the appeal, and the public discussion at the January 28 <sup>th</sup> Planning Commission. They also made a provided a preview of a revised project design for the site that began to address the concerns expressed by members of the Planning Commission.
February 20, 2019	Staff received an additional letter of support to uphold the appeal from a neighborhood resident.
Late February, 2019	Staff received letters supporting the denial of the appeal and the upholding of the DRB decision to deny the proposed tri-plex development.
February 25, 2019	In concurrence with the appellant, and at Staff's recommendation, the Planning Commission continued the item to allow the appellant

additional time to formally submit revised drawings for the project and allow Staff time for review.

March 14, 2019

The appellant's architect formally submitted the revised project drawings that were previewed on February 19, 2019. The square footage calculations were revised from February, but the overall redesign of March 2019 indicated consistency with what was previewed in February 2019.

March 15-18, 2019

Members of the neighborhood reviewed the revised design changes at the Planning and Building counter and reiterated their concerns with the project and its compatibility with the neighborhood.

March 18, 2019

Corrections were submitted to the appellant's architect. Requested corrections included additional drawings, annotations, visual clarity on the elevations, architectural details, additional project calculations, and a formalized landscape plan.

March 21, 2019

The applicant submitted corrected drawings to Planning and Building.

March 21, 2019

At printing time of this staff report no additional comments were provided verbally or in writing.

### **Legal Review**

The Assistant City Attorney has reviewed this Staff Report.

### **Fiscal Impact**

Not applicable to this Agenda Item.

### **Environmental Analysis**

The project is categorically exempt from review under the California Environmental Quality Act (CEQA) under the provisions of Sections:

- 15301, Class 1, Existing Facilities, Subsection (L)(2), Demolition of a duplex or similar multifamily residential structure.
- 15303, Class 3, New Construction, Subsection (b), A duplex or similar multi-family residential structure totaling no more than four dwelling units.

### **Public Notification of Agenda Item**

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website and the Item's original notice in the South Pasadena Review and mailings to properties within a 300 foot radius of the subject property.