



From: DeLaCuba, Vannia
Sent: Thursday, April 26, 2007 9:47 AM
To: Rodriguez, Jane
Cc: Gordo, Victor; Bruckner, Richard; Cronin, Jeff
Subject: Call for Review -Certificate of Appropriateness #PLN2007-00136
Importance: High

Good morning Jane,

By way of this email Councilmember Gordo is requesting that a Call for Review of Certificate of Appropriateness #PLN2007-00136 (774-776 N. Mentor Ave.) be placed on Monday's agenda for consideration by the Council.

Thank you,

Vannia

Vannia De La Cuba
Field Representative, District 5
Office of Councilmember Victor M. Gordo

*Thank you
Jane.
Victor M. Gordo*



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

April 19, 2007

Mr. Robert Tyler
546 N. Sunnyslope Avenue
Pasadena, CA 91107

RE: NOTICE OF DECISION - CERTIFICATE OF APPROPRIATENESS

774 & 776 North Mentor (Bungalow Heaven Landmark District)

One-story rear addition joining the front and rear bungalows; partial reconstruction of front porch and reconstruction of south-facing roof slope at #774

Case #PLN2007-00136

Council District 5

Dear Mr. Tyler:

Acting under the provisions of Chapter 17.62 of the Pasadena Municipal Code, the staff of the Design & Historic Preservation Section of the Planning Division has completed its review of your application for a Certificate of Appropriateness for new construction of a one-story rear addition (871 s.f.) connecting the original one-story bungalow from 1923 with the rear one-story bungalow constructed in 1927. The proposed work also includes reconstructing the front porch (i.e., concrete slab and steps and wood-framed wall), rebuilding the south-facing roof of the front bungalow, and installing a new center chimney at 774 N. Mentor (to be coated in cement plaster and surmounted by a copper cowl). The existing windows and doors are also proposed to remain in the existing front bungalow except for a minor repositioning of one window opening on the north elevation. A small addition for a bathroom is proposed on the north elevation. The plans and drawings accompanying the application are dated 01-18-07.

The two bungalows are contributing structures to the landmark district. They are modest Colonial-Revival structures with a combined floor area of 1,500 s.f. The front bungalow has wood siding with narrow weathering and mitered corners. It also has a covered off-center front porch with a south-facing entry adjacent to the driveway. The rear bungalow is sheathed in shingles.

As designed, the addition aligns with the ridge line of the existing house. It is offset in plane on the north side by the new addition and on the south side by a slight recess in plane. The primary connection between the two bungalows occurs along the north side; a recessed patio occupies much of the south-facing portion of the addition. The addition is also proposed to be sheathed in fiber-cement siding.

In its decision, the staff:

1. Finds that the proposed project is categorically **exempt** from the California Environmental Quality Act (Article 19, §15301, Class 31, Existing Facilities);
2. Finds that the proposed addition on the rear of the house and reconstruction of the front porch and a portion of the existing roof on the house at 774 N. Mentor are **consistent** with the Secretary of the Interior's *Standards for Rehabilitation*, and the *Design Guidelines for Historic Districts*, and
3. Based on this finding, **approves** the application for a Certificate of Appropriateness with the following **conditions**:
 - a. The wood siding and trim on the reconstructed stem wall of the front porch shall match the existing siding in profile, weathering, and all other details (including the mitered corners). The concrete flooring and steps and sidewall shall also be detailed to match the existing (including the finish and scoring of the concrete).
 - b. To comply more fully with Standard #9, an additional feature, distinguishing the new construction from the original, shall be added to the design of the project and submitted to the staff for final review and approval. Among the options are: slightly elevating or lowering the height of the new foundation, using double-glazed windows with a low emissivity coating, slightly enlarging the new window openings,

Effective Date Call for Review Appeal

This decision becomes effective on **Tuesday, May 1, 2007**. Before the effective date, the City Council may call for a review of this decision. In addition, you or any person affected by this decision may appeal it to the Historic Preservation Commission **before the effective date** by filing an application for an appeal (window #4, Permit Center) with the appropriate fee. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are held as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal. **The last day to file an appeal is Monday, April 30, 2007.**

This approval expires **two years** from the effective date. The approval period may be extended once—for a third and final year—by filing a written request with the Planning Director before the expiration of the two-year effective date (along with the fee for renewal of an approval). Any changes in the approved design for the project, whether before construction or during construction, must be submitted to City staff for review and approval. The municipal code authorizes the staff to approve minor changes to the project—including the conditions of approval. Major changes, however, must be reviewed as part of a separate application for changes to an approved project. Two applications for major changes to the project may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify the revisions.

Please call me at (626) 744-3757 if you have any questions regarding this matter.

Sincerely,



Jeff Cronin, Principal Planner
Design & Historic Preservation Section
Tel 626-744-3757

1105 N. Holliston Avenue
PLN2007-00077
Page 3

Email: jcronin@cityofpasadena.net

cc: Robert Tyler, architect; John and Monica Duffy, owner; Tidemark; address file; chron file;
City Council, Field Representative (District 5), City Clerk, City Manager, Tina Miller
(Bungalow Heaven Representative); TPA Coordinator



NOTICE OF EXEMPTION

To:
Los Angeles County Clerk
Business Filing & Registration
12400 E Imperial Hwy Rm 1101
Norwalk CA 90650

From:
City of Pasadena
Planning & Development Dept.
175 N. Garfield Avenue
Pasadena, California 91109

Project Title: Robert Tyler

Project Address: 774 & 776 North Mentor

Project City: Pasadena Project County: Los Angeles

Project Description:

One-story rear addition joining the front and rear bungalows; partial reconstruction of front porch and reconstruction of south-facing roof slope at #774.

Name of Public Agency Approving Project: City of Pasadena

Project Contact Person: Jeff Cronin

Exempt Status (Check one):

- Ministerial (CEQA Sec. 21080(b)(1);(CEQA Guidelines Section 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4), 15269)(b)(c))
- Categorical Exemption. California Admin. Code Title 14 Chapter 3 Section 15332
- Statutory Exemption California Admin. Code Title 14 Chapter 3 Section
- General Rule California Admin. Code Title 14 Chapter 3 Sec. 15061 (b) (3)

Reason why project is exempt:

Existing facility

Lead Agency Planning Division of City of Pasadena

Contact Person: Jeff Cronin

Phone: 626-744-4009

COMPLETED BY: Julia Garzon
TITLE: Staff Assistant
DATE: April 19, 2007

APPROVED BY: Jeff Cronin
TITLE: Principal Planner
DATE: April 19, 2007