

**MINUTES OF THE REGULAR MEETING OF THE  
EVENING DESIGN REVIEW BOARD  
CITY OF SOUTH PASADENA  
CONVENED THIS 4<sup>TH</sup> DAY OF JANUARY, 2011  
CITY LIBRARY CONFERENCE ROOM  
1100 OXLEY STREET**

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ROLL CALL

The meeting convened at: 6:45PM

Board Members Present: Kristin Morrish (Chair), Susan Masterman(Vice-Chair), Amy Nettleton, and Jim Fenske

Board Members Absent: None

Staff Liaison: Knarik Vizcarra, Planning Intern

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NON-AGENDA ITEMS

1. None

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CONTINUED ITEMS

2. **923 El Centro Street**  
**Applicant: John Cataldo, Architect**  
**Project #: 1425-DRX**  
**Description:**

A proposal to demolish an existing commercial building and construct a new two story building utilize brick face, stucco, and storefront windows.

**Presentation:**

Project architect, John Cataldo, presented the alternative proposal and asked for feedback.

**Public Comment:**

None

**Discussion:**

The board agreed that Mr. Cataldo's alternative design was more appropriate than what was previously presented. The board asked that Mr. Cataldo work out the Zoning Code issues (i.e. setbacks, parking, use), before coming to the board for a formal decision. They noted that it is difficult to comment on the design without having the plans prior to the meeting.

Staff noted that this item would have to be re-noticed before the board can make a final decision since the project had been significantly changed.

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3. **2058 Monterey Rd**  
**Applicant: Pete Volbeda, Architect**

**Project #: 1432-DRX**

A proposal to construct a 2,509 square foot two story addition to an existing 1,875 square foot lot located on a 12,686 square foot lot. A 149 sq. ft. pool house is also proposed. Proposed materials for the project are as follow: 1. Milgard vinyl windows 2. clays tile roofing 3. sand finish stucco 4. Precast concrete surround for the windows; and, 5. Precast columns.

\* NOTE\* This item was heard out of order as the applicant for 114 Peterson Ave was not present.

**Presentation:** Architect Pete Volbeda presented the project.

**Public Comment:** Susan Masterman (1233 Garfield Ave) commented on the proposed project. She stated that this particular part of South Pasadena has eclectic mix of architecture. She commented on the plate height and proportion of the proposed house suggesting that it may be too overwhelming on that side of Garfield Ave. She also commented on the amount of precast and exterior lighting proposed may be too much. Ms. Masterman stated that the angled corner along the Garfield side of the property is not true to the original style, and added that a true barrel roof may be more appropriate than the proposed s tile.

**Discussion:**

The board suggested that the applicants work on the scale of the project as well as the scale of the details. Mr. Fenske suggested that the details of the house such as the corner eave detail and chimney cap are critical to the design.

After discussion, the board voted 3-0 (Morrish, Fenske) to CONTINUE the project to allow the architect time to provide details on the lights, front door, gutters, corner eaves, windows, as well as an elevation of the neighbors properties.

\*Ms. Masterman abstained from the board discussion as she lives within 500 feet of the subject property.\*

NEW ITEMS

3. **1803 Hanscom Dr.**  
**Applicant: Margaret Cheung, *Homeowner and Architectural Designer***  
**Project #: 1436-DRX**

A proposal to repair the lower deck and the reconstruction of the upper deck. A 36' sq ft expansion is being proposed to the upper deck with a new metal spiral staircase. New metal handrails are being proposed on the two decks. A façade improvement is being proposed. The proposed materials for the façade will include; smooth stucco, aluminum trim, redwood siding, and slim metal elements.

**Presentation:**

Designer and homeowner, Margaret Chueng, presented the proposal. She informed the Board that they will not be replacing the garage doors at this time.

**Public Comment:** None

**Discussion:**

The board had no questions and voted 4-0 (Fenske, Masterman) to APPROVE the project with the suspended arbor. Mr. Fenske noted that the garage door was not included in the approved project.

In reaching their decision, the board determined that the four required findings for approval of design review (per SPMC 36.410.040I) could be made and that the project meets the applicable Design Guidelines.

4. **114 Peterson Ave**  
**Applicant: Mary Wu, Architect**  
**Project #: 1417-DRX**

A proposal to construct a 545 square feet at the rear of an existing 1,288 square foot single story house. The new windows and sliding doors will be anodized aluminum. Stucco and asphalt shingle roofing will be used for the addition to match the existing.

**Presentation:** Architect Mary Wu presented the project. She noted that they are planning to replace the rotted wood trellis at the front of the house.

**Public Comment:** None

**Discussion:**

Ms. Morrish asked about the function of the proposed solar tube. There were no further questions from the board.

After discussion, the board voted 3-0 (Masterman, Morrish) to APPROVE the project as submitted.

\*Mr. Fenske abstained from the board discussed as she lives within 500 feet of the subject property.\*

In reaching their decision, the board determined that the four required findings for approval of design review (per SPMC 36.410.040D) could be made and that the project meets the applicable Design Guidelines.

DISCUSSION ITEMS

**1700 – 1720 Mission Street**

A conceptual review of a proposal to replace windows and exterior doors with Marvin clad windows and Integrity Sliding Doors on two existing condominium buildings. The applicant would like to replace the existing wood siding with beveled, lapped siding with trim around the doors and windows in a traditional craftsman style. There will be two color palettes that will alternate from building to building in order to break up the massing of the block long building. This item is for discussion purposes only; no decision shall be made at this time.

**Presentation:** Lorrie Dieckmann, a representative for the architect, presented the proposal to the board.

**Public Comment:** None

**Discussion:** The board discussed the color scheme, siding material and windows. Ms. Dieckmann explained that 5 of the units had already replaced the windows; two of the replacements were vinyl. Ms. Masterman asked about details of the hardiboard siding as well as the balconies and guardrails. Ms. Dieckmann stated that the Home Owners Association would eventually change the railings but did not plan on doing so at this time. The board agreed that the proposed changes presented for the conceptual review were appropriate.

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DISCUSSION ITEMS

6. **402 Fairview Ave**

A conceptual review of a proposal to demolish an existing house and construct a new two story house with an attached three-car garage. This item is for discussion purposes only; no decision shall be made at this time.

**Presentation:** Doug Humphries, project architect, presented a conceptual plan for a 6300 square foot house with an attached three car garage.

**Public Comment:** Lori Harris, (408 Fairview Ave), expressed her concern as she felt the proposed was a “mcmansion.” She provided staff with articles on mcmansionization.

Odom Stamps (318 Fairview Ave) said he understood the constraints the architect has to work with but felt the design is not compatible with the neighborhood. He commented on the street facing attached three-car garage and front yard pavement for the driveway, stating that these were the most offensive. He suggested the applicant break up the massing over the length of the property.

Pamela Clausen (1120 Buena Vista Ave) expressed concern about the size and stated the proposed project appeared too massive.

Gisela Benitez (319 Fremont Ave) made suggestions for the garage, roofline, width of the house as well as the amount and type of paving.

Michael Kemp (1106 Buena Vista Ave) said the proposed design was to large and massive.

**Discussion:** The board commented on the design.

Ms. Masterman made the following comments:

- The neighborhood that the house sites in has homes that are eclectic both in style and size.
- There is a pattern with the garages being at the back of the properties.
- The style of the proposal needs to be clarified.
- The 10 % side setbacks are unprecedented and the massing is too large for the neighborhood.
- The three car garage takes over 50% of the front façade – this does not seem appropriate.
- A driveway along the side of the property would help with the break up of the lot.

Ms. Masterman asked that a drawing with the heights of the homes

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next door be provided.

Mr. Fenske asked the architect to break up the house along the length of the property in order to be more respectful to the context of the neighborhood.

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7. **Board member comments**  
None

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APPROVAL OF  
MINUTES

8. **Minutes were not reviewed.**

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ADJOURNMENT

9. **Adjourn at 8:35 P.M. to the next regular meeting on January 18, 2011 at 6:45 P.M.**

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Approved



Kristin Morrish, Chair

4-13-11

Date