

**MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW BOARD  
CITY OF SOUTH PASADENA  
CONVENED THIS 6<sup>TH</sup> DAY OF JANUARY, 2015  
MAYOR'S CONFERENCE ROOM  
1424 MISSION STREET**

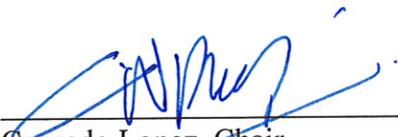
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| ROLL CALL        |    | <p>The meeting convened at: 7:05 PM</p> <p>Board Members Present: Conrado Lopez (Chair)<br/>Susan Masterman (Vice-Chair), and Amy Nettleton</p> <p>Board Members Absent: Fi Cambell and Jim Fenske</p> <p>Staff Liaison: Elaine Serrano, Staff Liaison</p>   |
| NON-AGENDA ITEMS | 1. | None.  |
| CONTINUED ITEMS  | 2. | <p><b>Address:</b> 817 Orange Grove Place<br/><b>Project Number:</b> 1750-DRX<br/><b>Applicant:</b> Patty Chan</p> <p><b>Project Description:</b><br/>A request to demolish an existing duplex for the construction of a new triplex on a 10,091 sq. lot. On December 16, 2014, the Board voted to continue this matter so that the architect can address its concerns and present additional materials.</p> <p><b>Presentation:</b><br/>None</p> <p><b>Public Comment:</b><br/>None</p> <p><b>Board Discussion/Decision:</b><br/>The applicant informed staff that he would not be prepared for tonight's meeting. The Board continued this matter to the February 3, 2015 meeting.</p> |
| NEW ITEMS        | 3. | <p><b>Address:</b> 451 Prospect Circle<br/><b>Project Number:</b> 1768-DRX<br/><b>Applicant:</b> Steven Dahl</p> <p><b>Project Description:</b><br/>A request for approval to build an 814 sq. ft. first level addition and a 430 sq. ft. lower level addition on to an existing 1,841 sq. ft. two level house on a 9,827 sq. ft. lot. The proposed addition would be located on the rear side of the property. It will consist of a new kitchen, a new master bedroom</p>   |

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|    | <p>with a walk-in closet and a master bathroom. The lower level addition will consist of a guest room, family room, and a wet bar. The existing 357 sq. ft. detached garage will be demolished and a new 438 sq. ft. attached garage to the lower level is proposed. The proposed materials will consist of stucco siding and a new tile roof for the entire structure. The new windows will consist of casement wood clad windows for the entire structure.</p> <p><b>Presentation:</b><br/>Steven Dahl (project architect) presented his project and responded to questions about the replacement windows, the roof height, landscaping, the heavy timber trellis, and the back steps and porch. Mr. Dahl illustrated the pictures and materials on presentation boards.</p> <p><b>Public Comment:</b><br/>None</p> <p><b>Board Discussion/Decision:</b><br/>Board Members spoke in favor of the project, noting that it is an improvement to the property.</p> <p>Motion/Second (Lopez/Masterman) to <b>APPROVE</b> the project as submitted.</p> <p>This motion was made on the finding that the project complies with the Design Guidelines of the City of South Pasadena and the required findings contained in South Pasadena Municipal Code Section 36.410.040 to approve the design review application.</p> <p>The motion carried 3-0 (Fenske and Fi absent).</p> |
| 4. | <p><b>Address:</b> 710 Fair Oaks Avenue<br/><b>Project Number:</b> 1780-DRX<br/><b>Applicant:</b> Jaime Inzunza</p> <p><b>Project Description:</b><br/>A request for approval to install a 28.5 square foot sign for the Mamma's Brick Oven restaurant. The new sign would be supported by decorative wrought iron posts connected to the existing metal fence above the front entrance to the restaurant.</p> <p><b>Project Presentation:</b><br/>Odom Stamps (project architect) presented his project, and reminded the Board Members that he was asked to consider a "floating" sign at the Board's conceptual review. Mr. Stamps explained the features of the new sign. He also responded to questions about the sign's colors and materials.</p>  |

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|    | <p><b>Public Comment:</b><br/>None</p> <p><b>Board Discussion/Decision:</b><br/>Motion/Second (Nettleton/Masterman) to <b>APPROVE</b> the project as submitted.</p> <p>This motion was made on the finding that the project complies with the required findings contained in South Pasadena Municipal Code Section 36.410.040 to approve the design review application.</p> <p>The motion carried 3-0 (Fenske and Fi absent).</p>  |
| 5. | <p><b>Address:</b> 1525 Fair Oaks Avenue<br/><b>Project Number:</b> 1725-DRX<br/><b>Applicant:</b> Stamps and Stamps</p> <p><b>Project Description:</b><br/>A request for approval to install a 4'-0" tall by 8'-0" wide monument sign for the Wu Orthodontics office. The sign would be mounted on top of a 3'-6" concrete base within the sloped side yard facing perpendicular to Fair Oaks Avenue. The top of the sign would identify the address and main surface of the sign would spell out "Wu" in stylized letters, and "orthodontics" in a compatible style font. The letters are 1/2" thick PVC material with a black acrylic face and black painted returns.</p> <p><b>Project Presentation:</b><br/>Odom Stamps (project architect) presented his project and responded to comments about the sign. He explained that the purpose of the sign is to be highly visible to motorists on Fair Oaks Avenue and attract business.</p> <p><b>Public Comment:</b><br/>James Powers spoke in opposition to the sign opining that it is too "commercial" for the historically protected neighborhood and it is like a "billboard sign".</p> <p>Valerie Valez spoke in opposition to the sign saying that it is "obnoxious, unattractive, and unnecessary in a residential area". Previous businesses at this location did not need such a large sign.</p> <p>John La Pipin said that the sign would have an impact on a historically protected area.</p> <p><b>Board Discussion</b><br/>Board members raised concerns about the size and scale of the sign. Some Board members opined that the proposed monument sign does not fit the</p> |

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|                     |     | context of the neighborhood.<br><br><i>The public was not given a full 10 days notice (minimum required) to review the proposed project and application. As a result, the Board did not make any decisions on this matter. City staff will provide a full 10 days notice prior to the Board's February 3, 2015 meeting.</i> |
| DISCUSSION ITEMS    | 6.  | None.   |
| BOARD COMMENTS      | 7.  | None.   |
| STAFF COMMENTS      | 8.  | None.   |
| APPROVAL OF MINUTES | 9.  | <b>Minutes of the regular meeting of December 16, 2014</b><br><br>Motion/Second (Lopez/Masterman) to <b>APPROVE</b> the Minutes as presented. The motion carried 3-0, Fenske and Fi Absent.   |
| ADJOURNMENT         | 10. | The meeting adjourned at 8:25 P.M. to the next regularly scheduled meeting on February 3, 2015 at 7 P.M.  |

Approved,

  
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Conrado Lopez, Chair

2.3.15  
Date