

**MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW BOARD  
CITY OF SOUTH PASADENA  
CONVENED THIS 1<sup>ST</sup> DAY OF OCTOBER, 2020**

**AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS  
1424 MISSION STREET**

**ROLL CALL**

The meeting convened at: 6:31 pm

Board Members Present: Mark Smeaton – Chair, Samantha Hill – Vice Chair, Kay Younger, Yael Lir, and Melissa Hon Tsai

Board Member Absent: None

Council Liaison: Richard Schneider, M.D.

Planner Liaison: Kanika Kith, Planning Manager  
Malinda Lim, Associate Planner

**Approval of Agenda**

No reordering of agenda items for this meeting. Agenda approved as submitted.

Motion by Chair Smeaton. Second by Vice Chair Hill.

Approved 5-0

**Disclosure of Site Visits and Ex-Parte Contacts**

Vice-Chair – No

Board Member Younger – No

Board Member Lir – No

Board Member Tsai – No

Chair Smeaton - No

**Public Comments and Suggestions**

One public comment regarding from resident Mary P. concerned about City's welfare and encourages residents to renewing Users Utility Tax (UUT) at the November general elections.

**Public Hearing**

- Project No. 2226-NID/DRX- Notice of Intent to Demolish a 1,081 square-foot single-family home and 2 car-garage and Design Review for a new 2,500 square-foot single-family home and attached 2 car-garage at 95 Short Way Street.**

**Recommendation:**

Approval, subject to Conditions of Approval

**Presentation:**

Planner Aneli Gonzalez gave a PowerPoint of the project and informed the Board that the applicant and architect was at the meeting to answer any questions from the Board.

**Public Comments:**

None

Chair Mark Smeaton recused himself as this project address is within 1,000 feet of his residence. Vice-Chair Samantha Hill proceeds with the item.

### **Questions, Discussion of Board and Applicant Response:**

#### **Questions for Staff:**

Vice-Chair Hill asked for clarification about the conditions of approval involving the property's lot tie.

Planner Gonzalez responded that the condition was required the Applicant to file for a lot line adjustment and have it be recorded at the Los Angeles County Registrar-Recorder.

Planner Kith clarified Planner Gonzalez's response and explained that the site was unique because it sits on one and half lots. The project site was currently sitting on a shared lot with the neighbor and the lots were separated by deed and not by the Subdivision Map Act. In order to legalize the lot tie, a lot line adjustment will be required in order to legalize the lot line.

Vice-Chair Hill inquired if any of the conditions proposed were of concern to the Applicant.

Planner Gonzalez responded that the Applicant did not mentioned any concerns pertaining to the conditions and that the conditions were provided to the Applicant with the agenda.

#### **Questions for applicant:**

Vice-Chair Hill asked the Applicant if he had anything to add.

Applicant Latchner responded that this was one of the most beautiful homes he's designed and stated that Planner Gonzalez did an excellent job with the presentation.

Board Member Lir inquired the reasoning of the short eaves.

Applicant Latchner stated that the project has a Spanish architectural style and the short eaves was the intent of the design.

Vice-Chair Hill inquired about the east elevation (side) windows not lining up.

Board Member Tsai and Board Member Younger both commented that this feature was a nice feature to the style of home and commonly seen in historical homes.

Board Member Lir inquired about the proposed species of the plants and ground cover as they may be washed away. Board Member Lir requested to see an irrigation plan.

Planner Kith stated that the Applicant was conditioned to submit their landscape plans as they will need to follow landscaping ordinance (SPMC Section 35.50).

Vice-Chair Hill requested for a condition of approval be added for the landscape plan be reviewed and approved by the Chair or the Chair's designee.

Planner Kith agreed to revise the conditions of approval to include the newly added condition.

#### **Decision:**

Board Member Tsai: Made a motion to APPROVE the project subject to the conditions of approval with the added condition of the landscape and irrigation plan shall be reviewed and approved by the Chair or the Chair's designee.

Member Lir: Seconded the motion.

**Motion carried 4-0 to approve the project.**

**Chair Smeaton rejoined and continued presiding over the meeting.**

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- 2. Project No. 2317-DRX - Design review for a 1,488 square foot, single-story addition to an existing 1,770 square-foot single-story house and construction of a new two-car detached garage located at 2065 Marengo Avenue.**

**Presentation:**

Contract Planner Candida Neil gave a PowerPoint presentation of the project and informed the Board that the applicant and architect was at the meeting to answer any questions from the Board.

**Public Comments:**

None

**Questions, Discussion of Board and Applicant Response:**

**Questions for Staff:**

Board Member Lir questioned what the project was.

Contract Planner Neal clarified all aspects of the proposed project.

Board Member Tsai questioned if the garage door needed to be setback 10 feet from the face of the house and the reasoning behind the proposed orientation of the detached garage.

Contract Planner Neal clarified that that requirement was only required for attached garages, as this property's garage was detached, it was not required to be set back from the face of the house and may not be located within the front yard setback.

Vice-Chair Hill questioned the legality of the garage's conversion to a playhouse.

Contract Planner Neal stated that the garage conversion into a playroom was legally converted in 1949. It originally had a carport but the entire structure was damaged by a fire and only the playhouse was replaced.

Vice-Chair Hill notes that the floor plan is similar to a multi-family planning and seems a little odd that there are multiple rooms with individual bathrooms. These rooms represented a co-living style and she questioned if the layout was discussed with the Applicant.

Contract Planner Neal states that the floor plan was discussed with the Owners and they would like to have their extended family living in the home with hobby rooms.

Chair Smeaton inquired as how many windows are being replaced with the proposed vinyl windows.

Contract Planner Neal confirmed that all existing and proposed windows will be vinyl windows with the exception of those on the house's front facade which will remain as wood windows.

Vice-Chair Hill inquired about the condition requiring a covenant be applied to Accessory Dwelling Units (ADUs) so that the property will not be converted into multi-family use in the future.

Contract Planner Neal clarified that it covers the property. She continues to state that it was an informational covenant and the way the house was built it does not comply or follow the City's current Accessory Dwelling Unit (ADU) Ordinance. This recorded covenant requirement would inform the current and the new home owner that there were no existing legal ADU on the property.

Planner Kith clarified that the pool code enforcement issue has been resolved and that the Owners have obtained a building permit to back fill the pool.

Contract Planner Neal confirmed that this was a true statement.

**Questions for Applicant:**

Vice-Chair Hill inquired about the proposed garage and access to it as to using what was previously a garage and adding to it.

Applicant Fenske stated that the Owners recently changed their decision and would like to return the playhouse into a garage.

Board Member Tsai asked for clarification that the structure on the plans labeled new garage was no longer being proposed.

Applicant Fenske responded that the proposed detached garage was provided to make it easier on the Board to make a decision.

Chair Smeaton inquired if the current playroom, if converted to garage, would accommodate two cars.

Applicant Fenske answered that it would not fit two cars, as it was not 20 feet, however they can include a carport to add an additional covered parking spot.

Contract Planner Neal also informed the Board that any changes to the playroom's structure would need to be evaluated under a historic resources evaluation as it was over 45 years old. Additionally, a demolition permit would be required.

Vice-Chair Hill and Chair Smeaton followed up by questioning if an ADU would be considered as there was now changes to the plan. Additionally, the reasoning for artificial turf in front of the garage.

Vice-Chair Hill expressed concern regarding elements of the project may encourage multi-family use or co-living space.

Chair Smeaton followed up regarding the garage and expressed how difficult it would be to do a three-point turn to park in the proposed garage.

Applicant Fenske stated that the owners preferred the new garage as designed and oriented. So long as it is not against codes, the owners can convert the playroom into a single car garage with an attached carport.

City Council Liaison Schneider inquired about the proposed tree marked for relocation.

Contract Planner Neal commented that it would be moved near the playroom.

Board Member Lir stated that the tree may not survive the relocation.

City Council Liaison Schneider commented that should the tree die, it would need to be replanted.

Board Member Tsai questioned why there were so many doors proposed leading to the outside and stated that the proposed floor plan did not make sense.

Vice-Chair Hill stated that she would like to see the conversion of the playhouse back into a garage and continue the project with the new conversion.

Chair Smeaton agreed with Vice-Chair Hill's comment and inquired Staff review for the cementitious siding not matching the wood siding.

Vice-Chair Hill inquired if the City should look into the layout of the house. She recommended there to be a redesign of the property and have the project be brought back to the Board for review.

Board Member Lir commented it should be redesigned.

Board Member Younger commented that she did not want to continue the project for due to the conversion of the playroom into a garage and should be done under a Chair Review.

**Decision:**

Chair Smeaton: Made a motion to APPROVE the project subject to the conditions of approval with the following added conditions:

- Provide revised plans showing the conversion of the existing playhouse into a single car garage with an attached carport for Chair Review;
- Provide a soils report for the backfill of the swimming pool; and
- Amend conditions P-14, P-15, and P-16, as appropriate.

Board Member Tsai: Seconded the motion.

**Motion carried 4-1 to approve the project; Board Member Lir voted no.**

**CONSENT ITEMS**

3. None

**PRESENTATIONS**

4. None

**DISCUSSION ITEMS**

5. None

**ADMINISTRATION**

**6. Comments from City Council Liaison**

No City Council Liaison comments.

**7. Comments from Board Members**

No Board comments.

**8. Comments from Subcommittees**

No Subcommittee comments.

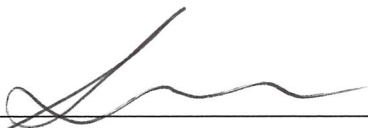
**9. Comments From Staff**

No Planner comments.

**ADJOURNMENT**

10. The meeting adjourned at 8:04 pm to the next regularly scheduled meeting on November 5, 2020.

APPROVED,



Mark Smeaton  
Chair, Design Review Board

1 / 11 / 2024

Date