

**MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW BOARD
CITY OF SOUTH PASADENA
CONVENED THIS 3RD DAY OF JANUARY, 2019**

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

ROLL CALL

The meeting convened at: 7:06 pm
Board Members Present: Mark Smeaton – Vice Chair, Samantha Hill, Yael Lir, Kay Younger
Board Member Absent: Michael Lejeune
Staff Liason: Edwar Sissi, Associate Planner

Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record. An audio recording of the meeting can be made available upon request with the City Clerk's Office.

NON-AGENDA ITEMS

1. No Public Comment.

CONTINUED ITEMS

2. No New Items

NEW ITEMS

3. **Project Address:** 1225 Via Del Rey
Project Number: 2196-DRX
Applicant: Moshe Mike Mizrachi
Potential Historic District: N/A

Project Information:

The DRB will consider a proposal for a 135 sq. ft. single story addition to an existing 2,367 sq. ft. two story house on a 8,752 sq. ft. lot. The addition is located on the front elevation and it will consist of adding a new bathroom and a storage closet. The exterior materials for the addition will match the existing.

Presentation:

Mike Mizrachi: Noted that he is doing interior renovation and a part of that includes an addition of 135 square feet in front of the house between the garage and house. The house is two story, but the addition is one story at the ground level and will match the existing finishes of the house.

Board Questions:

Smeaton: noted that the existing exterior door at the space of the new addition will be removed with the addition, and if the owner was okay with that.

Mizrachi: noted that the owners are fine with the door removal and that there is another exit door for the garage.

Smeaton: inquired about the trapezoid clearstory windows at the front of the new addition. He also inquired if all the materials are going to match the existing. He then inquired if the windows will be clear or frosted, and if clear if framing will be seen.

Mizrachi: noted that the Planning Division suggested this incorporation, even though the windows open up to attic space, as the ceiling of the addition is dropped and does not follow the pitch of the gable roof. He also noted that all materials are going to match the existing. The windows will be clear to match the existing, and a film can be placed on the interior to disguise the attic framing.

Hill: inquired if there was going to be landscaping at the front of the wall of the new addition because it is a blank facade that is being proposed.

Mizrachi: noted that the addition will eat a part of the driveway, but additional landscaping can be incorporated, or additional siding as an added exterior element.

Public Comments:

No public comment.

Board Discussion:

Smeaton: noted that the trapezoidal window at the front is a nice element, but would be made nicer if the ceiling were raised so they are true clearstory windows.

Smeaton: noted that additional siding may not be idea as the solid stucco of the house grounds the house currently. Smeaton inquired with Lir if a 1 foot wide planter can accommodate plantings sufficiently.

Lir: noted that yes, a 1 foot planter will accommodate plants, but the plants will not be sufficient in size so it is not worth it.

Smeaton: noted that the project seems to be alright as proposed.

Decision:

Lir: Made a motion to APPROVE the project as submitted.

Younger: Seconded the motion.

APPROVED AS SUBMITTED (4-0, Lejeune absent)

CEQA Categorical Exemption:

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

- 15301, Existing Facilities, Class 1, (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
- (e) additions to existing structures provided that the addition will not result in an increase of more than:
 - o (1) 50 percent of the floor area of the structures before the addition.

DISCUSSION ITEMS

4. Project Address: 1919 La Fremontia Street (CONCEPTUAL REVIEW)
Project Number: 2185-DRX
Applicant: Brian Wickersham, Architect
Potential Historic District: N/A

Project Information:

A request for a conceptual review regarding the proposal for a 1,720 sq. ft. addition to an existing 1,900 single story house on a 33,251 sq. ft. lot. The 1,720 sq. ft. addition consists of four additions. A 325 sq. ft. single story addition will be expanding the kitchen, a 65 sq. ft. single story addition will expand the living

room, a 530 sq. ft. single story addition will consist of two bedrooms with a bathroom, and a 800 sq. ft. new second story addition that consists of a master bedroom with a master bathroom and a walking closet. A new 1,000 sq. ft. second story deck is proposed on top of the house roof. The project also consists of a contemporary façade change to the existing house.

Note: This item is for discussion purposes only. No decision shall be made.

Presentation:

Wickersham: presented the project and noted the design strategy was to compliment the mid-century style and form of the house and accommodate respectful additions to fill in voids in some areas and add a second story at the rear for the master that will allow for views of the Arroyo. All the windows will be replaced with bronzed anodized finish metal, and be dual pane. The existing rough stucco will be removed and replaced with a fine sand stucco finish in addition to the new incorporated vertical wood sliding.

Public Comments:

No public comment.

Questions/Discussion from the Board & Applicant Response:

Smeaton: thanked the architect for the thorough package submittal, and liked the direction of the proposed design. He also appreciated the landscape plan that was included with the submittal. He noted the nice sensitivity to the design and neighborhood context. The addition does not look like a foreign mass, but looks like it is tied into the existing structure.

Younger: noted that the project looks like it will nicely accommodate a lot of natural light.

Smeaton: inquired if neighborhood outreach has been conducted and if they provided any comments.

Wickersham: noted that no neighbors have expressed concerns with the proposal.

Hill: inquired if the neighbors will be looking down or up at the property.

Wickersham: noted that the neighbors to the north and northwest will be looking down on the project as they always have been. He also noted that they will have a better view of the replacement of the torch down roof (existing) with a finished roof deck.

Lir: inquired about the finish to the driveway.

Wickersham: noted that the driveway is existing asphalt, and will be retained, but it will now be flanked with drought tolerant plants.

Lir: suggested a more finished driveway transition between the driveway and entry because it will add a nicer dimension of entry to the house.

Wickersham: noted that it is possible to flank the entry transition with pavers.

Hill: inquired about the driveway gates and if they are solid or transparent and if it will be visible from the road.

Wickersham: noted that the gate may be partially visible from the street, and they can include images of what may be proposed which is still in development.

Lir: inquired about the landscaping flanking the driveway at the flag pole.

Wickersham: the existing landscape at this area consists of grass and perennials but will be replaced in time as the budget allows.

COMMUNICATIONS

5. Comments from the Board

No Board Comments

6. Comments From Staff

Sissi: Introduced to the Board the new Board Members, Samantha Hill and Kay Younger.

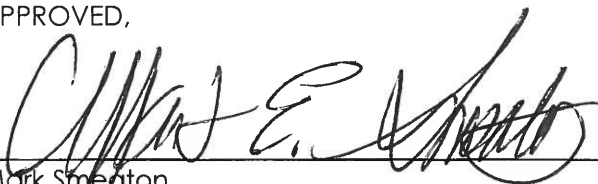
APPROVAL OF MINUTES

7. Minutes for the previous DRB meeting were not reviewed.

ADJOURNMENT

8. The meeting adjourned at 7:50 pm to the next scheduled meeting on February 7, 2019.

APPROVED,



Mark Smeaton
Chair, Design Review Board

06/17/19

Date