

**MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW BOARD  
CITY OF SOUTH PASADENA  
CONVENED THIS 2<sup>ND</sup> DAY OF MARCH, 2017  
AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS  
1424 MISSION STREET**

<b>ROLL CALL</b>		<p>The meeting convened at: 7:00 PM</p> <p>Board Members Present: Jim Fenske (Vice Chair), Susan Masterman, Mark Smeaton</p> <p>Board Members Absent: Conrado Lopez (Chair)</p> <p>Staff Liaison: Edwar Sissi, Assistant Planner</p>
<b>NON-AGENDA ITEMS</b>	1.	No Discussion
<b>CONTINUED ITEMS</b>	2.	None
<p><b>NEW ITEMS</b></p> <p><i>Note: Project was not discussed at this meeting.</i></p>	3.	<p><b>817 Orange Grove Place</b>  <b>Project Number: 1750-DRX</b>  <b>Applicant: Peter DeMaria, Architect</b></p> <p><b>Project Information:</b>  A request for Design Review Board approval to demolish the existing duplex and a proposal to build a new triplex on a 10,091 square foot lot. Unit A will consist of a single story 1,031 square foot unit. Unit B will consist of a 437 square foot single story unit, located below unit C. Unit C will consist of a 2,249 square foot unit and it s located on the second floor. Unit A will consist of: a living room, a dining room, a master bedroom, a bedroom and two bathrooms. Unit B will consist of: one bedroom, one bathroom, and kitchen/living area. Unit C will consist of: three bedrooms, three bathrooms, a laundry room, a family/living room, a dining room and a kitchen. An 835 square foot carport is proposed and will be attaching Unit A to Unit B and C. An 835 square foot deck is proposed above the carport. 609 square feet will be allocated to the common open space area and 226 square feet will be allocated to the private area for unit C. The exterior materials for structures will consist of: smooth stucco siding, wood siding, metal standing seam roofing, frameless glass railing, aluminum windows and sliding doors.</p>
<b>Discussion Items</b>	4.	<p><b>265 Monterey Road</b>  <b>Project Number: 1993-DRX</b>  <b>Applicant: Patrick Szurpicki, Architect</b></p> <p><b>Project Information:</b>  A request for Design Review Board approval for a façade change to a 32 unit apartment complex. The proposed exterior materials will consist of wood panels and iron materials for the balconies. Repair the existing stucco to match the existing. A new aluminum glass front door with new aluminum windows are proposed for the entry.</p> <p><b>Presentation:</b>  Szurpicki: Stated that the proposal consists of changing the balcony railings, window retrofit, and renovate the existing fenced-in security lobby with a standard storefront system. The existing balconies consists of 36"</p>

high vertical painted siding railing, and the new owner placed a hand rail atop that to meet the current requirement of 42 inches. The existing railing is from the existing 1965 construction and is in bad shape. The new proposal consists of suspending the new railing off the sides of the balconies to allow water to drain instead of channeling it to scuppers and causing rot from water damage.

**Questions From the Board:**

Smeaton: the renderings provided look like a metal detail between the wood railing, while the drawings just indicate wood. Smeaton also asked what type of wood will be used. Noted that a few trees will be removed, and if they have been approved for removal.

Szurpicki explained that the discrepancy in the railing rendering was a computer issue, and not the actual proposal. The actual detail is indicated in the provided drawings. The proposed wood would ideally be stained cedar, but for cost reasons, the applicant is specifying that the wood will be stained architectural grade pine or spruce. For the trees, Szurpicki noted that they have been approved for removal by the City and that there is waiting period for comment on removals.

Smeaton: Asked Sissi if the vinyl windows would be an issue with the city.

Sissi: They become an issue, if the applicant is proposing to replace original windows with vinyl on historic properties.

Masterman: Asked who the manufacturer of the windows were.

Szurpicki: The window manufacturer will be Millgard.

Fenske: Asked about the wood species. Asked if the deck be refinished. Noted that there is a screen shown in the proposal and what that was.

Szurpicki: The wood will be spruce or non-knotty pine and stained. The deck will be resurfaced, because the current railing is an attached wall where there are currently water drainage problems. The refinish will include a flashing to minimize water damage. The metal screen will be a 3x3 welded grid that is painted and will act as part of the new railing system incorporating both wood and metal.

Smeaton: Inquired about the planned scope of the window replacement.

Szurpicki: The windows will be replaced gradually, however, the front street-facing windows will be replaced right away.

Masterman: Asked what the existing operation type of the windows are.

Szurpicki: Noted that they are existing aluminum sliders, and a few are steel.

**Public Comments:**

No members from the public came forward.

**Applicant Response:**

No response from the applicant was heard.

	<p><b>Board Discussion/Decision:</b></p> <p>Smeaton: Thought the new design was an upgrade from what is currently there. Also noted that aluminum windows become pitted after a period of time. Liked the horizontality of the new design as well. Smeaton was concerned with the longevity and maintenance issues of using pine or spruce instead of a hardier wood like cedar or redwood for the new balcony railings.</p> <p>Masterman: Noted that the issue of wood species brings up the required Fourth Finding, "of remaining aesthetically appealing with a reasonable level of maintenance and upkeep." Masterman also said she can be in favor of the proposed window retrofit type because she would consider it a like-for-like replacement of nail-in frame similar to the existing aluminum windows.</p> <p>Fenske: Noted that the planned phasing of window replacement would look odd as half are vinyl and half are existing aluminum until all are replaced at an unknown date.</p> <p>Smeaton: Questioned whether the DRB can impose a phasing requirement.</p> <p>Masterman: Noted she can conclude that the project meets the findings and that since the option of cedar was mentioned by the applicant, the Board should ask for a specific wood species be used.</p> <p>Smeaton: Made a motion to APPROVE the project with the condition that the wood species in the new wood railing be redwood or cedar.</p> <p>Fenske: Seconded the motion.</p> <p><i>The Board found the project met the required findings and voted to APPROVE (3 to 0) the project with the condition that the wood species in the new wood railing be redwood or cedar. (Conrado Lopez was absent)</i></p>
5.	<p><b>412 Grand Avenue</b> <b>Project Number: 1990-DRX</b> <b>Applicant: Srinivas M. Rao, Architect</b></p> <p><b>Project Information:</b> A request for Design Review Board approval for a 645 sq. ft. single story addition to an existing 1,586 sq. ft. single story house on a 6,500 sq. ft. lot. And to demolish a 441 sq. ft. detached garage and replace it with a 400 sq. ft. attached carport trellis. The design of the existing house will change to a modern/contemporary design. The single story addition will consist of a new master bedroom, a new living room/dining room, and a new kitchen. The proposed exterior materials will consist of: stucco siding, ribbed fiber cement panel (gun-smoke color), fiber cement panel (concrete color), slate tile for the roof, Fibrex windows, and a wood for the rear trellis and the carport trellis.</p> <p><b>Presentation:</b> Rao: explained that he was the project architect and that the project consisted of an approximate 700 square foot addition to maximize the F.A.R. Explained that the existing house was a typical post-war ranch style house that is currently about 1,586 square feet with a detached garage at</p>

the rear of the property. The house, when last bought in 2012 was listed with unpermitted square feet, and the owner has since removed the unpermitted additions, thus reducing substantially the living space of the house. Because of the garage in the back of the property, a large portion of their back yard is utilized. The designers analyzed the neighborhood for styles, square footage and layout to determine a predominate vocabulary. The designers noted that the neighborhood was very eclectic, and wanted to look at solutions to give them back their back yard. They, as urban designers, are always against placing garages in the front yard. They however did notice in the neighborhood a few examples of having parking in the front and took that as a design clue. The owner did not want a garage, but are satisfied with a carport. The design solution was to extend the house as a single-story into the back yard, and provide an attached trellised carport at the front of the house. The entry is proposed to be modified to allow for a vertical entry gesture in the architecture, while also bringing in light. The design proposal allows for a modern intervention of the ranch style with concrete, metal, wood, smooth stucco, clean lines, and openness through the new entry and attached front carport. The narrowness of the lot (50') presented a challenge to the design, especially given that the existing front bedroom will be retained as is. A cement fiber-board will be used to clad the vertical entry wall. The owner would like to use a permeable paver or permeable concrete for the driveway. The height of the house will remain the same. The owners have two small children and would like a family room towards the rear of the house without being too far from the front entrance explaining why the entry foyer was recessed back into the volume of the house. A laundry room will also be added. The scale, in comparison to its neighbors will not change from its current status. The landscape will include drought-tolerant plants and will allow for a vegetable garden in the back yard. The overall design will retain the ranch-style qualities, and scale of the existing house.

**Questions from the Board:**

Smeaton: Questioned the proposed use of a concrete tile on the roof, as it does not appear to belong to the proposed modern rendition of the house. A standing-seam metal roof would be preferred. The concrete fiber panels should be mitered at the corners to avoid a poor finish. Asked if all the windows will be new. Ask if the applicant has thought of installing operable windows to allow for the volume to act as a solar chimney. Mentioned that garages are typically used for storage of materials and other items, and where would all this stuff go with no garage. The corner window on the front looks like it is built out, and this would need a good detail in its design.

Rao: The concrete panels have a corner panel from the manufacturer. The existing bedrooms have three windows, and the owners would like to change them with Anderson fiberglass windows. The entry foyer will have operable windows and they have not decided if they will be controlled electronically or manually. The design of the interior has included enough storage space and not providing a garage gives more reason to not collect a lot of stuff. The original design incorporated a storage unit in the carport, but then a window in the front bedroom would be sacrificed. The detail of the corner has not been designed, but it is a critical detail that will need to be resolved.

Masterman: Asked if there were any details of the exterior architectural

assemblies.

Rao: The details were not included in the review package, but they have since been drawn up. The designers are using a product with standard details, and that is part of the reason why the details were not provided.

Masterman (Question to Staff): What the triggers were for adding square footage and bringing parking into compliance with current code. She also asked what the covered parking requirements were and if carports can be visible from the front.

Sissi: If provided covered parking is currently not code-compliant, it would be considered legal-nonconforming. If the applicant is adding over 3,000 square feet, this would trigger the additional covered parking space requirement at which point Planning would possibly look into making all parking conforming. Sissi mentioned that the Code requires 2-covered parking spaces per single-family. Covered can be in a fully enclosed garage, or it can be in a carport. If this is new construction, the attached garage must be set back 10 feet from the front face of the residence. If it is a carport, the carport does not need to meet the 10 foot setback requirement but must meet the front setback of the main structure.

Smeaton (Question to Staff): Pointed out that "covered" is a nebulous term, and does a carport have to have a solid cover.

Sissi: Mentioned that he had inquired amongst staff prior to the meeting regarding the covered requirement. Staff has stated that a carport does not need a solid roof because the Code does not specify a solid cover requirement. The definition of a carport is that it is open on a minimum of two sides.

Fenske: Mentioned that he always thought that parking must be enclosed and that a carport would not satisfy the covered parking.

Sissi: A carport does meet the required covered parking, however, hillsides present different requirements for the parking amounts, even though this project is not hillside.

**Public Comments:**

No public comments.

**Applicant Response:**

No applicant response.

**Board Discussion/Decision:**

Masterman: Appreciated the presentation and information in the drawings, along with the design direction of massing, scale and style in which she is in favor of. She mentioned her only issue was the front trellis carport, in which she cannot find any other examples of in the City except for hillside homes and certain age houses. Even though this is an eclectic neighborhood, it is still a pretty well established neighborhood development pattern with detached accessory structures. With the few examples of garages in the front they are all garages that are set back from the front setback. Mentioned that she herself had to apply for a variance to build a front carport due to awkward grading on a Meridian street project. This would be a huge departure and really does not believe

it will meet the guidelines. Specifically on page 63 of the guidelines, for site planning and development, typical parcels and building placement. It just comes down to the siting of this project. Masterman also does not feel a garage at the front would be direction she would like to see the City go in these established neighborhoods. More than setting a precedent, the front trellis goes against the guidelines.

Smeaton: Expressed concern about setting a precedent with the carport in the front and that it will open the floodgates to potentially change the character of the neighborhood. Likes the overall design of the contemporary design, but the carport is concerning and its ability to fit in and finding merit for it.

Fenske: Found it bothersome that the front is all garage. The surrounding context contains Spanish Colonial and Tudor, and it is difficult to do a modern building when everything around it is traditional. Fenske, expressed his support for modern buildings, however the Board Members have an obligation to look at the context very carefully. Fenske expressed his support of the other Board Members to want to hide the garage. A two-story building with a garage in the back is why the other buildings in the neighborhood look the way do.

**Applicant Response:**

Rao: Understood the concerns of the Board. Mentioned that they started with the idea of a two-story home with a garage in the back. They looked at post-war houses, and noticed the few places you see carports is in mid-century modern homes. They considered leaving the garage in the back, and thus taking away the back yard like the current situation. And they looked at the idea of nullifying the garage, take it away, and create a place where the car can be parked. They photographed every house in the neighborhood and realized that the majority parks their cars in the driveway. The residents don't use their garage and you cannot force people to park in their garage. The reality is that garages are used for something else. The applicant's solution was to be more creative and find a middle ground with a nice carport so the homeowners can park like everyone else parks, but it will look better and at the same time afford them a back yard.

Masterman: Noted that the typical pattern of the neighborhood is with a driveway cutting through the side yard affording each home a 10-12 foot side yard setback. With the applicant's proposal of removing the side yard driveway and building out to the five foot setback, this presents another change to the establishment of the neighborhood streetscape, and it reinforces why we as a City have a clear direction on neighborhood design patterns.

Smeaton: Expressed that this carport situation might be suitable in another neighborhood, but in the context of this neighborhood, it is a predominately visual issue. Understood the logic behind the applicant's proposal, but given the context of this neighborhood, it is a hard sell.

Rao: Stated that right across the street that there is a newer garage in front and thought this might be a precedent.

Masterman: Noted that that garage is actually around 30 years old and that was built before the City had guidelines.

Smeaton: A two-story proposal would work, and allow for more space in the back yard.

Masterman: This is not a front porch neighborhood, however, there is a consistency in garage location.

Rao: We had a second-story option, and the owner's preference was a single-story to maximize the F.A.R. and not utilize the F.A.R. for the staircase. The lot is a substandard lot, and maximizing the square footage was a goal of the owner's and the applicant.

Fenske: Suggested a carport in the back as a solution.

Masterman: Suggested that the garage be located in the back, and straight back as opposed to cutting through the back yard as it does now.

Masterman: Suggested a continuance if the applicant is willing to come back with a revised proposal, that does not have parking in the front.

Smeaton: Suggested the applicant reiterate the proposal to incorporate their modern styling into a two-story structure with a rear detached garage. This is a substandard lot, and there are constraints that stem from having a substandard lot that the applicant will need to deal with.

Owner of Property: Explained that they have two children and his 72 year old parents currently live with him 6 months out of the year and that stairs are difficult to access for the elderly parents. If we have a long driveway going to a back yard garage, it will be difficult to navigate with backing up a long narrow driveway and having to turn around in the back yard to avoid hitting something from backing up in the driveway.

Rao: As a member of the design community, he expressed concern with trying to preserve the character of neighborhoods. However, he noted that in certain cases such as this, we see that people do not use what we are trying to preserve. Suggested that the Board rethink the requirements for current living standards, and people not wanting to park in the back and reverse the entire driveway.

Smeaton: Approved of the composition and the design aesthetics, but because of the front carport in context with the neighborhood, it does not meet the design guidelines.

Fenske: Made a motion to CONTINUE the project with design revisions that reflected the Board's suggestions.

Masterman: Seconded the motion to CONTINUE.

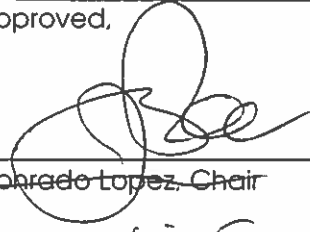
***The Board could not determine the project met the required findings and has decided to CONTINUE the project in the hopes that the applicant will resubmit a new design proposal reflective of the Board's suggestions and concerns.***

<b>Discussion Items</b>	6.	<p><b>1105 Milan Avenue</b> <b>Applicant: Celine Juan, Designer</b></p> <p><b>Project Information:</b> A request for Design Review Board approval for a 645 sq. ft. single story addition to an existing 1,586 sq. ft. single story house on a 6,500 sq. ft. lot. And to demolish a 441 sq. ft. detached garage and replace it with a 400 sq. ft. attached carport trellis. The design of the existing house will change to a modern/contemporary design. The single story addition will consist of a new master bedroom, a new living room/dining room, and a new kitchen. The proposed exterior materials will consist of: stucco siding, ribbed fiber cement panel (gun-smoke color), fiber cement panel (concrete color), slate tile for the roof, Fibrex windows, and a wood for the rear trellis and the carport trellis.</p> <p><b>Applicant Presentation:</b> Juan: The home is currently one-story and one bath. The client is currently pregnant, and we are proposing to add some square footage to add a bathroom and bedroom. The exterior will match the existing.</p> <p><b>Discussion:</b> Masterman: Initial impression was that the proposal is in keeping with the scale, massing and retains the existing front porch. The materials seem right and the roof is resolved. Would like to see details including the extension of the siding, how the siding meets the corners, how the windows sit in the wall and the eave detail. We need to have a clear details of the envelope.  Smeaton: Thought that the existing floor plan is odd, but the design of the addition is good. Provide window sections. We need to make sure what you say is what you are going to do. For example saying siding can be any material siding, so we need to know if it is wood or aluminum or something else.</p>
<b>Board Comments</b>	7.	None.
<b>Staff Comments</b>	8.	None.
<b>APPROVAL OF MINUTES</b>	9.	The Minutes from the February 2017 DRB meeting were not reviewed.
<b>ADJOURNMENT</b>	10.	The meeting adjourned at 8:30 p.m. to the next regularly scheduled meeting on April 6, 2017 at 7 p.m.



	11.	
--	-----	--

Approved.



---

Colorado Lopez, Chair

Jim Enstve vice chair

4.13.17  
Date