

**MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW BOARD  
CITY OF SOUTH PASADENA  
CONVENED THIS 5<sup>TH</sup> DAY MAY, 2015  
MAYOR'S CONFERENCE ROOM  
1424 MISSION STREET**

ROLL CALL		<p>The meeting convened at: 7:05 PM</p> <p>Board Members Present: Conrado Lopez (Chair) Susan Masterman (Vice-Chair), and Amy Nettleton</p> <p>Board Members Absent: Fi Cambell and Jim Fenske</p> <p>Staff Liaison: John Mayer, Senior Planner</p>
NON-AGENDA ITEMS	1.	None.
CONTINUED ITEMS	2.	<p><b>Address:</b> 4946 Collis Avenue <b>Project Number:</b> 1794-DRX <b>Applicant:</b> Eric Lin, Designer</p> <p><b>Project Description:</b> A request for Design Review Board approval for the demolition of the existing 1,118 sq. ft. single story house with the proposal for a new 2,629 sq. ft. two story house with a 540 basement, onto a 7,512 sq. ft. lot. The exterior materials for the house and the garage will consist of: smooth stucco siding, clay roof tile, and vinyl windows with vinyl French doors. The project also includes a 260 sq. ft. second story deck located on the front elevation and a 111 sq. ft. second story, roof covered deck, located on the rear elevation.</p> <p><b>Presentation:</b> Eric Lin presented his project using a slide show and discussed how he addressed the DRB's concerns about the building height, windows, and landscaping issues. He responded to a question clarifying the height change.</p> <p><b>Public Comment:</b> None.</p> <p><b>Board Discussion/Decision:</b> The Board had concerns about the height of the front bedroom and its gable. There were concerns about the hedges along the south side. There was discussion about the plate height of each level.</p> <p>Motion/Second (Masterman/Lopez) to <b>APPROVE</b> the project with the following <b>CONDITIONS:</b> 1) First floor ceiling height shall be no greater</p>

		<p>than 9 feet; 2) the eave height of the front gable shall be limited to 8 feet; 3) Second floor plate height to be no greater than 8 feet; 4) the roof tile shall be 2-piece barrel clay tiles; and 5) the hedges along the south side of the property shall be protected and replaced if damaged.</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 (Fi and Fenske absent).</p>
NEW ITEMS	3.	<p><b>Address:</b> 2025 Via Del Rey <b>Project Number:</b> 1809-DRX <b>Applicant:</b> Jonathan Park</p> <p><b>Project Description:</b> A request for Design Review Board approval for a proposed 702 sq. ft. single story addition to an existing 1,901 single story house on a 17,240 sq. ft. lot. The proposed addition will be located in the rear of the property. The addition will consist of converting an existing patio area into livable area. The existing family room and master bedroom will be expanded. The addition will also expand an existing bathroom. The exterior materials for the additions will match the existing. The exterior materials will consist of: metal shingle roofing, aluminum windows, and plaster siding.</p> <p><b>Presentation:</b> Jonathan Park presented his project and responded to a question about the proposed windows.</p> <p><b>Public Comment:</b> None.</p> <p><b>Board Discussion/Decision:</b> Motion/Second (Masterman/Lopez) to <b>APPROVE</b> the project with the following <b>CONDITION:</b> the plans shall call out the windows as specified in the application packet.</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 (Fi and Fenske absent).</p>

DISCUSSION ITEMS	4.	<p><b>817 Orange Grove Place – Conceptual Review</b></p> <p><b>Prospective Project:</b>                  A request for a Design Review Board conceptual review for the demolition of the existing duplex (the first unit is 1,672 sq. ft. and the second unit is 1,678 sq. ft.) and a proposal to build a triplex on a 10,091 sq. lot. The front unit will be a three story, 1,659 sq. ft. unit with three bedroom, two bathrooms, and a semi-subterranean two vehicle garage. The second unit will be a three story, 1,589 sq. ft. unit with two bedrooms, two bathrooms and a two vehicle semi-subterranean garage. The third unit will be a three story, 1,795 sq. ft. three bedroom with two bathrooms, and a two vehicle semi-subterranean garage. The exterior materials for all the structures will consist of; asphalt composition roof shingles, wood siding, and vinyl windows for the triplex units only.</p> <p><b>Presentation:</b>                  Gary Sewell (Designer) solicited comments from the Board. He explained the challenges of designing a 5,000 square foot project and addressing the Board’s concerns about neighborhood compatibility.</p> <p><b>Board Member Comments</b>                  The Board discussed the following concerns:</p> <ul style="list-style-type: none"> <li>• The lack of access to the alley and development pattern of the neighborhood;</li> <li>• The large roof plan on the rear units;</li> <li>• Size and species of the proposed large tree planned for the middle of the lot;</li> <li>• Guest spaces blocking access to residential covered parking spaces;</li> <li>• Mass and scale of the rear building;</li> <li>• Number of bedrooms compared to the neighborhood</li> </ul> <p>The Design Review Board only provided comments for this Conceptual Review. The Board took no action on this item as this was for discussion purposes only.</p>
BOARD COMMENTS	5.	None.

STAFF COMMENTS	6.	None.
APPROVAL OF MINUTES	7.	<b>Minutes of the regular meeting of April 7, 2015</b>  The Minutes were not yet made available.
ADJOURNMENT	8.	The meeting adjourned at 8:45 P.M. to the next regularly scheduled meeting on June 2, 2015 at 7 P.M.

Approved,

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Conrado Lopez, Chair

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Date