

**MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW BOARD
CITY OF SOUTH PASADENA
CONVENED THIS 7TH DAY OF JULY, 2015
MAYOR'S CONFERENCE ROOM
1424 MISSION STREET**

ROLL CALL		<p>The meeting convened at: 7:00 PM</p> <p>Board Members Present: Conrado Lopez (Chair), Fi Cambell and Jim Fenske and Amy Nettleton</p> <p>Board Members Absent: Susan Masterman (Vice-Chair),</p> <p>Staff Liaison: Knarik Vizcarra, Assistant Planner</p>
NON-AGENDA ITEMS	1.	None.
CONTINUED ITEMS	2.	<p>1211 Lyndon Street Project Number: 1783-DRX Applicant: John Wu, Architect</p> <p>Project Information: A request for Design Review Board approval for a proposed 1,861 square foot two-story addition to an existing two-story duplex. The 1,120 square foot first floor addition and 741 square foot second floor addition would occur in the front of the home, and would affect one unit. The project involves bringing parking into compliance with a new guest parking space, tandem one-car carport, and one-car garage. The exterior materials will consist of the following: metal shingle roofing, aluminum windows, and plaster siding.</p> <p>Presentation: John Wu (project architect) presented his project and responded to questions about tree removal permit status and window details.</p> <p>Public Comment: No Public Comment</p> <p>Board Discussion/Decision: Board members thanked the applicant for addressing most of the issues brought up at the previous meeting but noted that there were still some that had not been fully addressed. They noted that the design was asymmetrical, and the windows lack sill details.</p> <p>Motion/Second (Fenske/Lopez) to CONTINUE the project with the following items to be addressed for the August 2015 hearing: 1) Re-organize the facades to address the lack of symmetry with windows and doors; 2) add sill detailing to the windows.</p>

		The motion carried 4-0 (Masterman absent).
	3.	<p>1500 Santa Teresa Street Project Number: 1811-DRX Applicant: Michael Liu</p> <p>Project Information: A request for Design Review Board approval for construction of a 309 square foot first-story addition to the front and a 404 square foot first-story addition to the rear of an existing two-story, single family home. A new one-vehicle garage is being proposed adjacent to the existing front two-vehicle garage. New roofing and windows will match existing tile roofing and vinyl windows. Stucco siding will replace existing wood siding and stone veneer is proposed along the bottom front elevation.</p> <p>Presentation: Michael Liu (project architect) presented the changes made to the project noting the separation of the garage doors and stone added to the columns.</p> <p>Public Comment: None</p> <p>Board Discussion/Decision: Board members felt that all concerns raised at the previous meeting were addressed except for the three-car garage appearance. They noted although there was an effort to break it up, it still looked like a massive three-car garage, and the changes were not approvable. The board noted that the garage doors were also not appropriate for the house in terms of style and material. Ms. Nettleton asked staff to find out whether there was a maximum width for curb cuts as the project would result in a significant widening of the existing curb cut.</p> <p>Motion/Second (Fenske/Lopez) to CONTINUE the project with the following items to be addressed for the August 2015 hearing: 1) address the 3-car garage appearance; 2) provide different garage doors with better material and style.</p> <p>The motion carried 4-0 (Masterman Absent).</p>
	4.	<p>1318 Fair Oaks Avenue Project Number: 1823-DRX Applicant: Juan Estrada</p> <p>Project Information:</p>

		<p>A request for Design Review Board approval for a 26.6 sq. ft. wall sign with illuminated channel letters. The proposed sign will read “FAIR OAKS ORTHODONTIC” The color of the sign will be blue and white. The proposed materials for the sign will be acrylic plastic.</p> <p>Presentation: Juan Estrada presented the changes noting that the sign size had been reduced from, 32 square feet to 26.6 square feet and the backing had been removed so the individual letters would be installed directly on the building.</p> <p>Public Comment: None</p> <p>Board Discussion/Decision: The Board noted that all previous concerns had been addressed.</p> <p>Motion/Second (Fenske/Lopez) to APPROVE as submitted.</p> <p>This motion was made on the finding that the project complies with 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 4-0 (Masterman absent).</p>
<p>NEW ITEMS</p>	<p>5.</p>	<p>1233 Brunswick Avenue Project Number: 1827-DRX Applicant: Rodney Taylor Project Information:</p> <p>A request for Design Review Board approval for a 530 square foot single story addition and a 530 square foot second story addition to an existing 1,322 square foot two story single-family home on a 6,827 lot. A new 400 square foot carport will replace an existing 400 square foot carport. A new 427 square foot attached patio cover to the rear elevation is proposed. A 46 square foot deck is also proposed on the second story, rear elevation. The single story addition will consist of a bedroom with a family room. The second story addition will consist of a new master bedroom with walk-in closet. The exterior materials will consist of: stucco siding, some wood cladding on the north elevation, vinyl windows, and veneer stones on the carport and the patio cover with a few veneers on the south elevation.</p> <p>A couple of trees along the south of the property are proposed to be removed and trimmed.</p>

	<p>Presentation: Applicant, Rodney Taylor, presented the proposed project and responded to questions regarding lack of proposed garage door, and why the architectural features were removed prior to approval.</p> <p>Public Comment: None</p> <p>Board Discussion/Decision: Board members felt the garage door would be beneficial to the design and asked staff to look into whether one can be added. They noted that the design itself is plain and lacking architectural detail (both vertical and horizontal) all around. And, the plans themselves needed more detailing i.e. columns, windows, etc.</p> <p>Motion/Second (Fenske/Campbell) to CONTINUE the project with the following items to be addressed for the August 2015 hearing: 1) Provide more architectural details all around; 2) Distinguish what is old and new on the plans; 3) clarify with staff whether a garage door can be included as part of the project; and 4) Provide additional information and details on the plans, as they were incomplete.</p> <p>The motion carried 4-0 (Masterman Absent).</p>
6.	<p>4966 Collis Avenue Project Number: 1830-DRX Applicant: Dat Wong Project Information:</p> <p>A request for Design Review Board approval for a 639 square foot single story addition to an existing 1,611 square foot single story house on a 7,500 square foot lot. The single story addition will consist of; a new master bedroom, a master bathroom, a walk-in closet, a new laundry room, and pantry. The proposal will also include a façade change. The changes will consist of: stone veneers, a dual Spanish style wood front doors, and new vinyl windows for the entire house. The exterior siding will be stucco and the entire house will be re-roofed with asphalt roof shingles.</p> <p>Presentation: The designer and the homeowner presented the proposed project and answered questions regarding the choice of materials and style.</p> <p>Public Comment: None</p> <p>Board Discussion/Decision:</p>

	<p>The Board agreed that there were conflicting design elements in terms of the proposed style. Mr. Lopez noted that the two doors appear too wide for this house. With regard to the entry roof, the Board agreed that it should either be more prominent or removed entirely as it does not make a positive contribution to the design as it is proposed. It was suggested that if the stone was to be kept, it should be wrapped around the corners and pulled down all the way to the base of the house.</p> <p>Motion/Second (Fenske /Campbell) to CONTINUE the project with the following items to be addressed for the August 2015 hearing: 1) adjust the size of the front door (no double doors); 2) Decide on style and ensure details are consist with style (i.e. porch, column) 3)wrap veneer around the corners and all the way to the ground; ensure the veneer works with the brick chimney; 3) Provide head/jamb/sill detail for the windows.</p> <p>The motion carried 4-0 (Masterman absent).</p>
	<p>7. 2065 Marengo Avenue Project Number: 1789-DRX Applicant: Jim Fenske, Architect Project Information:</p> <p>A request for Design Review Board approval for a new 500 square foot detached garage with an attached 200 square foot pool house. The applicant is also seeking approval for an unpermitted 175 sq. ft. carport and a 365 square foot patio cover located in the rear of the property. The exterior materials for the garage will consist of: wood-lap siding, vinyl windows, a wood roll-up sectional garage door, and fiberglass roof shingles.</p> <p>* Board Member James Fenske recused himself and left the room.</p> <p>Presentation: Lori Fenske presented the proposed project.</p> <p>Public Comment: None</p> <p>Board Discussion/Decision: The Board agreed that the garage and pool house structure were well designed. They noted that additional photographs were needed of the rear patio and carport within the context of the house in order to be able to make a decision.</p> <p>Motion/Second (Lopez/Campbell):</p>

		<p>To APPROVE the garage and pool house as submitted.</p> <p>This motion was made on the finding that the project complies with 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. And;</p> <p>To CONTINUE the part of the project regarding the unpermitted patio cover and carport with the following items to be addressed for the August 2015 hearing: 1) provide additional photographs from further back on the property in order to show the patio cover and carport within the context of the entire back of the house.</p> <p>The motion carried 4-0 (Masterman Absent).</p>
DISCUSSION ITEMS	8.	<p>817 Orange Grove Place (Conceptual Review)</p> <p>A request for a Design Review Board conceptual review for the demolition of the existing duplex and a proposal to build a triplex on a 10,091 sq. lot. No decision was made on this project as it was a conceptual review.</p> <p>A representative, Daniel Longmire, was present instead of the applicant who was unable to make the meeting. The gentleman solicited comments on the design changes from the Board.</p> <p>Chair Lopez noted that the plans were incomplete so the Board was unable to provide comment on the project. He noted that the Board would need to see what the project would look like in the context of the neighborhood.</p> <p>Public Comment: Jane Schirmeister (814-816 Orange Grove Place) said the change from the existing single story to three story buildings was inappropriate both for the site and the street. She said she would rather see three smaller homes on the lot.</p> <p>Michael Hollingsworth (813 Orange Grove Place) expressed his displeasure with the proposal and lack of sensitivity to the neighborhood. He noted that this would appear overcrowded. And lastly, he discussed the access issue noting that if the applicant is interested in building three units he should have to improve the alley in order to provide access to at least one of the units through the alley.</p> <p>Tara Kawakami (825 Orange Grove Place) was shocked that the semi-subterranean parking was still part of the proposal. She also expressed displeasure with the project in general.</p>

		Elizabeth Hollingsworth (813 Orange Grove Place) said that the Board should also ask for image of the north side of the street to further show that the proposed project would be out of place on the subject street.
BOARD COMMENTS	9.	None.
STAFF COMMENTS	10.	None.
APPROVAL OF MINUTES	11.	Minutes The Minutes were not reviewed.
ADJOURNMENT	12.	The meeting adjourned at 9:40 P.M. to the next regularly scheduled meeting on August 4, 2015 at 7 P.M.

Approved,

Conrado Lopez, Chair

Date