

**MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW BOARD  
CITY OF SOUTH PASADENA  
CONVENED THIS 7<sup>TH</sup> DAY OF APRIL, 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), Fi Campbell, 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><b>Address:</b> 210 Orange Grove Avenue <b>Project Number:</b> 1790-DRX <b>Applicant:</b> Mark E. Smeaton, <i>Architect</i></p> <p><b>Project Description:</b> A request for approval to demolish the existing 1,261 sq. ft. house and is proposing a new 3,295 sq. ft. two story house with a 1,476 basement, onto a 9,450 sq. ft. lot. The existing 440 sq. ft. attached garage will remain and will be increased by 7 sq. ft. The exterior materials for the house and the garage will consist of: brick veneers, smooth stucco plaster, precast concrete for the trims &amp; surrounds, wrought iron for the front door, composition roof shingles, wood windows, and wood garage doors. A 412 sq. ft. trellis with an outdoor dining area is proposed within the rear yard.</p> <p><b>Presentation:</b> Architect Mark Smeaton presented the proposal and discussed changes made to the project as a result of the Board's comments from the previous meeting. He pointed out that the most notable change was that the height of the building was reduced by 4'9".</p> <p><b>Public Comment:</b> Shelby Rector (215, 217, 301 Orange Grove Ave) said she was the original owner of the house, noting that her husband was the one who originally designed the house. She stated that the house still appeared to be out of character with the neighborhood.</p> <p>Deborah Baroi (204 Orange Grove Ave) asked about the height difference between her home and subject project, and asked why the garage is in the front.</p> <p>Rode (204 Orange Grove Ave) said the project still looked like it was too</p>

		<p>much house for the lot.</p> <p><b>Board Discussion/Decision:</b>                  Mr. Fenske felt that the staggering of the 2<sup>nd</sup> floor seemed to be an advantage for the neighbors. He also asked for clarification from staff as to how the garage would remain in the front relative to Zoning Code requirements. Staff noted that the part of the garage would remain, and the Zoning Code allows for the maintenance of non-conforming structure in terms of setbacks provided it did was not made worse by the proposal. Mr. Lopez commended the architect for the work that was done to address the concerns brought forth at the previous meeting. He noted that the plate height for the 1<sup>st</sup> floor still appeared too high, and the the reduction oin height made the windows and door a little stretched. He stated that in terms of style, the street is eclectic, so the proposed style works within the context. The Board agreed with Mr. Lopez comments; Ms. Nettleton noted that she especially felt strongly about further reduction in plate height.</p> <p>The Board voted 4-0 (Nettleton/Lopez) to <b>APPROVE</b> the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1) Landscape plan to be reviewed by submitted for Ms. Nettleton’s review.</li> <li>2) 1<sup>st</sup> floor height to be reduced to 9’ instead of 10’.</li> </ol> <p>The Board continued the item mainly due to the height of the project within the context of the neighborhood. The applicants were asked to provide 1) a SketchUp model with still shots, or something comparable, and 2) a line drawing showing the height of the proposed project and those of the neighboring homes, noting that plate heights should also be included.</p> <p>The motion carried 4-0 (Fi absent).</p>
<p>NEW ITEMS</p>	<p>3.</p>	<p><b>Address:</b> 805 Fair Oaks Avenue  <b>Project Number:</b> 1799-DRX  <b>Applicant:</b> Randy Hoffman  <b>Project Information:</b></p> <p>A request for Design Review Board approval for a change in the design of the primary building frontage wall signage for the existing business, “Canoe House”. The changes include the installation of illuminated lettering on an 118” X 24” board and two 28.5” X 29” tiki torches with 12.5” X 24” flames.</p> <p><b>Presentation:</b>                  Architect Mark Smeaton presented the proposal and discussed changes made to the project as a result of the Board’s comments from the previous meeting. He pointed out that the most notable change was that the height</p>

	<p>of the building was reduced by 4'9".</p> <p><b>Public Comment:</b> Shelby Rector (215, 217, 301 Orange Grove Ave) said she was the original owner of the house, noting that her husband was the one who originally designed the house. She stated that the house still appeared to be out of character with the neighborhood.</p> <p>Deborah Baroi (204 Orange Grove Ave) asked about the height difference between her home and subject project, and asked why the garage is in the front.</p> <p>Rode (204 Orange Grove Ave) said the project still looked like it was too much house for the lot.</p> <p><b>Board Discussion/Decision:</b> Mr. Fenske felt that the staggering of the 2<sup>nd</sup> floor seemed to be an advantage for the neighbors. He also asked for clarification from staff as to how the garage would remain in the front relative to Zoning Code requirements. Staff noted that the part of the garage would remain, and the Zoning Code allows for the maintenance of non-conforming structure in terms of setbacks provided it did was not made worse by the proposal. Mr. Lopez commended the architect for the work that was done to address the concerns brought forth at the previous meeting. He noted that the plate height for the 1<sup>st</sup> floor still appeared too high, and the the reduction oin height made the windows and door a little stretched. He stated that in terms of style, the street is eclectic, so the proposed style works within the context. The Board agreed with Mr. Lopez comments; Ms. Nettleton noted that she especially felt strongly about further reduction in plate height.</p> <p>After discussion, the Board voted 4-0 (Nettleton/Lopez) to <b>APPROVE</b> the project with the following conditions:</p> <ul style="list-style-type: none"><li>3) Landscape plan to be reviewed by submitted for Ms. Nettleton's review.</li><li>4) 1<sup>st</sup> floor height to be reduced to 9' instead of 10'.</li></ul> <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>
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	4.	<p><b>625 Fair Oaks Avenue – Conceptual Review</b></p> <p><b>Prospective Project:</b>                  Jonathon Genton (prospective applicant) requested comments on plans to improve pedestrian and vehicular circulation at the 3-story office complex. Plans include the possibility of removing some landscape planters and adding landscaping. Mr. Genton discussed the reasons for the changes he would like to make.</p> <p><b>Board Member Comments</b>                  The Design Review Board only provides comments for Conceptual Reviews. No decisions or approvals are made at this time by the DRB as this is a discussion item only.</p>
	5.	<p><b>City Council Strategic Planning Topics</b></p> <p>The Design Review Board discussed “big-picture items” that they would like the City Council to consider for the Strategic Planning annual work plan. These include:</p> <ul style="list-style-type: none"> <li>• Improve emergency response time to the homes on Hanscom Drive by improving Hulbert Street.</li> <li>• Impose penalties to builders who start construction work without obtaining Design Review Board Approval.</li> <li>• Complete the Community Center. If it is located at Orange Grove Park, keep the Municipal Plunge Building.</li> <li>• Develop parking solutions to help the re-use of the Rialto Theater.</li> </ul> <p>The Board designated Jim Fenske to be the liaison who will attend the February 7, 2015 Citizens’ Seminar. The liaison will be asked to speak to the Board’s preferred priorities.</p>
BOARD COMMENTS	6.	None.
STAFF COMMENTS	7.	None.

APPROVAL OF MINUTES	8.	<b>Minutes of the regular meeting of January 6, 2015</b>  Motion/Second (Lopez/Masterman) to <b>APPROVE</b> the Minutes as presented. The motion carried 4-0, Fenske and Fi Absent.
ADJOURNMENT	9.	The meeting adjourned at 8:35 P.M. to the next regularly scheduled meeting on May 5, 2015 at 7 P.M.

Approved,

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Conrado Lopez, Chair

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Date