

**MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW BOARD
CITY OF SOUTH PASADENA
CONVENED THIS 3RD DAY OF MARCH, 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), Jim Fenske, and Amy Nettleton</p> <p>Board Members Absent: Fi Cambell</p> <p>Staff Liaison: John Mayer, Senior Planner</p>
NON-AGENDA ITEMS	1.	None.
CONTINUED ITEMS	2.	None.
NEW ITEMS	3.	<p>Address: 210 Orange Grove Avenue Project Number: 1790-DRX Applicant: Mark E. Smeaton, <i>Architect</i></p> <p>Project Description: 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 & 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>Presentation: Architects Mark Smeaton and Rebecca Thompson presented the proposed project. They discussed materials, rooflines, and steps taken to minimize infringing on neighbors' privacy.</p> <p>The applicant answered questions from the Board. The overall 32 foot height was broken down to provide plate heights and spacing between the two floors. Mr. Smeaton also noted that the issue of the proposed Laurel tree removal to the south east corner of the proposed house would further be investigated to ensure the correct identification of the tree. If needed, he said the design could easily be altered in the back to accommodate keeping the tree in place.</p>

Public Comment:

Clark Garrison (220 Orange Grove Ave – located directly to the south of the subject property) expressed concern regarding the size of the house compared to the existing. He also noted that the existing garage was not originally built as a garage, rather a carport. He said that given the square footage and height, the proposed project seems too big.

Deborah Garoi (204 Orange Grove Ave) said she was the one who reported the Magnolia tree that was removed. She expressed concern that the tree was removed in order to build a pool in its place. She noted that the removal of the tree has opened up her view to neighboring homes, whereas before this, the tree provided much needed privacy.

Ann Rector (215, 217, 301 Orange Grove Ave) said she was speaking on behalf of her mother, Shelby Rector who was unable to attend the meeting. She submitted a letter for the file which noted that her father, Irving Rector, was the original architect for the subject property. She expressed concern that proposed design was not in keeping with the surrounding neighborhood. She stated that the house was built with nature in mind and the proposal was not designed this way.

The applicant, Albert Mekhitarian, responded to some of the claims made, noting that there was nothing premeditated about the removal of the magnolia tree.

Board Discussion/Decision:

The Board agreed that the packet and plans submitted for the project were very thorough and commended the applicant for this. Additionally, the board agreed that the overall design and site plan worked well and that the side elevations were well articulated. Mr. Lopez said the details were well done, however, he felt that the height could be reduced to fit better within the neighborhood. Ms. Masterman referred to the City's Design Guidelines and the four required findings that the Board must make to approve any project, and noted that there were two main issues with the project, both relating to context within the neighborhood. The first issue was that the overall height of the house on the subject lot was out of proportion. Secondly, Ms. Masterman noted that the guidelines discouraged two-story entries and she felt the design had the appearance of having a two story entrance. Ms. Nettleton echoed the height concerns brought forth by the other board members given the width of the lot.

Motion/Second (Masterman/Lopez) to **CONTINUE** the project.

The Board continued the item mainly due to the height of the project within the context of the neighborhood. The applicants were asked to

		<p>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>
DISCUSSION ITEMS	4.	<p>4946 Collis Avenue – Conceptual Review</p> <p>Prospective Project: Eric Lin (prospective applicant) requested comments on a proposal for a 1,506 sq. ft. addition to an existing 1,128 sq. ft. house.</p> <p>Board Member Comments The Board noted that there was improvement to the design but needed additional work. Some board members were unsure of the height of the proposed home, noting it may be too tall, but needed more information to better assess this aspect of the house. The Board asked that the following information be included for the full submittal:</p> <ol style="list-style-type: none">1. Clear street elevation with neighboring properties showing the different height points, (i.e. window, header, plate).2. More photos of the neighboring properties.3. More articulation on the architectural details provided.4. More articulation along the south elevation. <p>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>625 Fair Oaks Avenue – Conceptual Review</p> <p>Prospective Project: 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>Board Member Comments 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>

	6.	<p>City Council Strategic Planning Topics</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"> • Improve emergency response time to the homes on Hanscom Drive by improving Hulbert Street. • Impose penalties to builders who start construction work without obtaining Design Review Board Approval. • Complete the Community Center. If it is located at Orange Grove Park, keep the Municipal Plunge Building. • Develop parking solutions to help the re-use of the Rialto Theater. <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	7.	None.
STAFF COMMENTS	8.	None.
APPROVAL OF MINUTES	9.	<p>Minutes of the regular meeting of January 6, 2015</p> <p>Motion/Second (Lopez/Masterman) to APPROVE the Minutes as presented. The motion carried 4-0, Fenske and Fi Absent.</p>
ADJOURNMENT	10.	The meeting adjourned at 8:35 P.M. to the next regularly scheduled meeting on March 3, 2015 at 7 P.M.

Approved,

 Conrado Lopez, Chair

 Date