

**MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW BOARD  
CITY OF SOUTH PASADENA  
CONVENED THIS 5<sup>TH</sup> DAY OF NOVEMBER, 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 Campbell, Jim Fenske, Susan Masterman (Vice-Chair), Amy Nettleton</p> <p>Board Members Absent: None</p> <p>Staff Liaison: Knarik Vizcarra, Assistant Planner</p>
NON-AGENDA ITEMS	1.	None.
CONTINUED ITEMS	2.	<p><b>820 Mission Street</b> (Hear out of order as applicant for 1920 Marengo Ave was not present)  <b>Project Number: 1862-DRX</b>  <b>Applicant: Loren Adams</b>  <b>Project Information:</b></p> <p>A request for Design Review Board for a sign program proposal for the approved new mixed use/ multi-family development at the subject property. Signage guidelines are provided for the following: window identification, facia band, and blade signage.</p> <p><b>Presentation:</b>  Loren Adams, project representative, presented the proposal for the sign program.</p> <p><b>Questions from the Board:</b>  Mr. Adams answered questions regarding sign fonts that were inconsistent, and sign width on awnings.</p> <p><b>Public Comment:</b>  Jamie Brown (805 Prospect Ave) asked the Board members to consider ease of use of the program and change in signage.</p> <p><b>Board Discussion/Decision:</b>  Ms. Masterman commended the applicant for the packet and stated that she had no concerns about the proposal. Mr. Lopez expressed concern with the A-frame sign language noting that it was not very clear. The applicant agreed to remove this language completely. The board agreed that the blade sign attachment was also too intricate for the design of the building.</p>

		<p>After discussion, the Board voted 5-0 (Masterman/Campbell) to approve the sign program with the condition to 1)exclude the A-frame language found on page 16 of the submittal, and 2) modify blade sign design on page 3 to exclude the “curly qs”.</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>
	3.	<p><b>1920 Marengo Ave</b> <b>Project Number: 1857-DRX</b> <b>Applicant: Ken Fusca</b> <b>Project Information:</b></p> <p>A request for Design Review Board approval to construct an 841.5 square foot addition to the rear of an existing 1,408 square foot single-family home. The addition will consist of a new master bedroom suite, bedroom with a bathroom, and rooms for a hall closet and laundry facilities. New materials will match existing materials, which will consist of stucco siding, tile roofing, and vinyl windows.</p> <p><b>Presentation:</b> Mark Fusca presented the proposed project</p> <p><b>Questions from the Board:</b> Mr. Musca responded to questions from the board related to the notation on the plan regarding the roofing material and clarified that the proposed windows would be aluminum clad, not vinyl.</p> <p><b>Public Comment:</b> None</p> <p><b>Board Discussion/Decision:</b> The Board agreed that the proposal was straightforward in design and that the findings could easily be made.</p> <p>After discussion, the Board voted 5-0 (Masterman/Lopez) to APPROVE the proposal with the condition that the notation for the tile roof be removed and that the plans clearly indicate that the windows will be aluminum clad.</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</p>

		contained in South Pasadena Municipal Code Section 36.410.040 to approve the design review application.
	4.	<p><b>516 Prospect Ave</b> <b>Project Number: 1861-DRX</b> <b>Applicant: Tony George, Architect</b> <b>Project Information:</b></p> <p>A request for Design Review Board approval to construct a new 1,156 sq. ft. second story addition to an existing 1,487 sq. ft. single story house on a 10,387 sq. ft. lot. The addition will consist of: two bedrooms, a bath room, a laundry room, a study, a master bedroom with a master bathroom and master closet. A 410 sq. ft. second story deck is proposed on the southeast rear elevation. A 394 sq. ft. concrete patio deck is proposed on the front elevation. The exterior materials will consist of: plaster siding (Santa Barbara finish), Coulson cedar wood siding, stone veneers to match the existing, asphalt rolled roof, and Marvin aluminum-wood clad windows.</p> <p><b>Presentation:</b> Anthony George, architect, presented the proposed project.</p> <p><b>Questions from the Board:</b> Mr. George responded to question regarding corner detail for the trex siding, veneers, and clarification for front setback.</p> <p><b>Public Comment:</b> None</p> <p><b>Board Discussion/Decision:</b> Ms. Nettleton said her main concern was regarding the trees that could be affected by the project. They should be accurately identified on the plans and recommended that the Public Works department require an arborist report prior to issuing a permit. Mr. Lopez noted that the project worked in terms of scale and design within the context of the neighborhood.</p> <p>After discussion, the Board voted 5-0 (Masterman/Nettleton) to approve the project with the condition that the trees be accurately depicted on the plans, and that the Public Works be notified of the Board's recommendation to require an arborist report.</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>

NEW ITEMS	5.	<p><b>1412 Oak Crest Ave</b>  <b>Project Number: 1868-DRX</b>  <b>Applicant: Eddie Martinez</b>  <b>Project Information:</b></p> <p>A request for Design Review Board approval to remodel an existing 2,775 square foot single-family home. The project consists of the demolition and proposal of a new 250 square foot balcony and a 540 square foot deck. Remodel includes a new contemporary design featuring new asphalt shingle roofing, combination of stucco and wood fascia siding, and vinyl windows and doors.</p> <p><b>Presentation:</b>          Applicant, Richard Hall, presented the proposed project.</p> <p><b>Questions from the Board:</b>          None</p> <p><b>Public Comment:</b>          None</p> <p><b>Board Discussion/Decision:</b>          The Board agreed there was no need to further discuss the project as it was straight forward.</p> <p>The Board voted 5-0 (Masterman/Lopez) to APPROVE the project 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>
	6.	<p><b>1710 Camino Lindo</b>  <b>Project Number: 1830-DRX</b>  <b>Applicant: Dat Wong</b>  <b>Project Information:</b></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</p>

		<p>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><b>Presentation:</b> The designer and the homeowner presented the proposed project and answered questions regarding the choice of materials and style.</p> <p><b>Public Comment:</b> None</p> <p><b>Board Discussion/Decision:</b> 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 <b>CONTINUE</b> 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>
DISCUSSION ITEMS	7.	<p><b>2062 Stratford Avenue</b></p> <p>A request for a Design Review Board conceptual review for the construction of entry cover for the front elevation. This item is only for discussion purposes only. No approval or decision will be made on this project.</p> <p>This item was not discussed as applicant was not present.</p>
BOARD COMMENTS	8.	None.
STAFF COMMENTS	9.	None.
APPROVAL OF MINUTES	10.	<p>Minutes</p> <p>The Minutes were not reviewed.</p>

ADJOURNMENT	11.	The meeting adjourned at 8:08 P.M. to the next regularly scheduled meeting on December 3, 2015 at 7 P.M.
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Approved,

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Conrado Lopez, Chair

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Date