

**MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW BOARD
CITY OF SOUTH PASADENA
CONVENED THIS 3RD DAY OF NOVEMBER, 2016
AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET**

ROLL CALL		<p>The meeting convened at: 7:00 PM</p> <p>Board Members Present: Conrado Lopez (Chair), Jim Fenske (Vice - Chair), Susan Masterman, and Mark Smeaton</p> <p>Board Members Absent: None</p> <p>Staff Liaison: Edwar Sissi, Planning Intern</p>
NON-AGENDA ITEMS	1.	None.
CONTINUED ITEMS	2.	<p>817 Orange Grove Place Project Number: 1750-DRX Applicant: Peter DeMaria, Architect Project Information:</p> <p>A request for DRB approval to demolish the existing non-historic duplex and a proposal to build a new triplex on a 10,091 square foot lot. Unit A will consist of a single story, 1,031 sf unit. Unit B will consist of a 437sf single story unit, located below unit C. Unit C will consist of a 2,249 sf unit and it is located on the second floor.</p> <p>Presentation: Mr. DeMaria presented the project that addressed some of the concerns form the October DRB meeting. DeMaria mentioned that the site plan was revised with some minor shifts in the building placement, but still adhering to the prescribed setbacks. Additionally, the architecture was revised to incorporate some façade undulations on the side elevations, deeper eves, square columns in the front, and a driveway gate to prevent a "drive-thru" scenario. The finish of the stucco surfaces will be a smooth trowel finish with deeper recess inlays of the windows and doors. The massing of the two separate structures will be connected by a upper floor deck with clear railing to break up the mass. The upper floor deck located above the at-grade carport parking area is now recessed back from the elevation edge of the buildings to reduce the horizontal plane. The new cupolas at the front unit act as a skylight and help to break up the mass and scale of the building.</p> <p>Questions from the Board: Masterman: have the height of the structures changed. The height has not been changed. Lopez asked what the materials of the cupolas are. They</p>

	<p>are the same materials of the house with stucco and ipe wood rainscreen. Smitten suggested that the cupolas have a sustainability function crafted into them such as passive heating/cooling design.</p> <p>Public Comment: Mike Hollingsworth, 815 Orange Grove Place: Presented a slide show of all the homes on the block. Hollingsworth stated his concern for the project and its incompatibility with the neighborhood through scale, massing, and overall impact of large structures. Hollingsworth handed out a photographic rendering of the then-proposed housing project at 821 Orange Grove Place. Beneath the rendering was a photograph taken by Hollingsworth to show the actual impact of the now-built house at 821 Orange Grove Place.</p> <p>Terra Towakami, 825 Orange Grove Place: Expressed concern of the “apartment style” of the design with parking on the bottom and living quarters above, the cupolas, and the driveway and alley access and the height.</p> <p>Jane Shirmeister, 814-816 Orange Grove Place: Expressed concerns with the apartment complex and its impact on the neighborhood particularly the height and parking issues and abundance of cars already on the street.</p> <p>Applicant Response: DeMaria stated that his intention is not to recreate a single-family home, but to address the challenges of respecting the single-family nature of the neighborhood while allowing for the construction of multiple units as is allowed per the zoning. The architectural style has been appropriated from what is existing in the neighborhood. The architect and the owner want to work with the neighbors and do what is best for the neighborhood.</p> <p>Board Discussion/Decision: Masterman: Mentioned pages 62 and 96 in the Design Guidelines regarding techniques that should be utilized for new multi-family projects in the context of a single-family neighborhood. Masterman could not justify the long mass of the project as it does not follow the Design Guidelines. The front building is slab on grade, which does not break up the vertical mass of the project. The back building is 2.5 times the length of the building and feels like a single monolith apartment block.</p> <p>Lopez: Liked the difference in volumes with the front unit as a lower massing and the back units as higher units. He also appreciated the roof massing and the double gable as it reduces the visual impact of one large roof. The elongated roofing planes however are not helping with the massing of the project. The purity of the form, in this articulation, is too alien to the City in general.</p>
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		<p>Smeaton: Addressed concern with the elongated pure form of the double gable on both structures.</p> <p>Fenske: Was concerned with the foreign nature of the design. Suggested that the front unit have a different roofing orientation and perhaps even a whole new design.</p> <p>The Board also suggested that the massing of the projects be unaligned from each other instead of being in one long plane. This would follow the historic development pattern of the City in which you see a garage down the driveway behind the front unit.</p> <p>Conrado made a motion to CONTINUE the project with Masterman seconding the motion and all Board Members voting to continue.</p>
NEW ITEMS	3.	<p>1325 Oak Hill Place Project Number: 1959-DRX Applicant: Duncan McIntosh, Designer Project Information:</p> <p>A request for Design Review approval to change the façade of the house. The proposed changes will consist of: Hardiplank lap siding on the front elevation with stucco siding on the side and rear elevations. All the existing windows will be replaced with wood/aluminum casement windows and awning windows.</p> <p>Presentation: Mr. McIntosh presented the project and explained that the project restoration was underway and had been halted prior to the new owners. The current owners are proposing exterior enhancements to the façade including new windows and siding with no expansion to the square footage. The board and batten on the front is non-salvageable. The applicant would like to propose an exaggerated eave extension to provide a quasi front-porch and had hardiplank siding to the front.</p> <p>Questions from the Board: Fenske asked if the corners were going to mitered or detailed with a corner board. Applicant responded that they will miter the corners and leave the remaining stucco on the sides and rear as it currently exists.</p> <p>Smeaton asked what type of wood will be used on the trellis, and the concrete finish for all the concrete work proposed. The applicant will use a painted fir and use a city sand mix for the concrete. Smeaton also asked if the roofing was in good shape and if new roofing was going to be installed. The applicant replied that the roofing will be replaced with new asphalt composition shingles.</p>

	<p>Public Comment: No public comments were made.</p> <p>Applicant Response: No applicant response.</p> <p>Board Discussion/Decision: The Board was pleased with the design enhancements and Smeaton made a motion to approve the project, with Fenske making a second.</p> <p>The Board voted to APPROVE the project, 4-0 (Masterman was absent but sent her approval via commentary notes).</p>
4.	<p>1746 Hanscom Drive Project Number: 1932-DRX Applicant: Irene Acosta-Hershman, Architect Project Information:</p> <p><i>Note: Presented as a separate project in conjunction with 1750 Hanscom.</i> A request for a Design Review Board approval for the demolition of a non-historic 316 square foot house for the construction of a new 2,323 square foot two-story house with an attached carport. The proposed home would be designed in a modern architectural design with flat roof line, metal framed windows, and exterior walls made of concrete, wood and metal siding.</p> <p>Presentation: Irene presented the project as a single family home that went before the Board in October as a conceptual review. The finish details will be poured-in-place concrete with aluminum windows, ipe wood siding. The façade will be broken up with a carport and balconies. Additionally, interior courtyards were added to break up the overall massing of the house.</p> <p>Questions from the Board: Smeaton: Raised concerns about the trees and the noted 23 trees that are set for removal/demolition on the two properties (1746 and 1750 Hanscom) in the detailed tree report that was conducted by a certified arborist. Smeaton also noted that not one tree in the report received a grade of "A." The report states that a total of 27 trees will need to be added/retained to both sites. Irene responded that a Landscape Architect has been retained to provide proper tree placement and tree additions.</p> <p>Fenske: Praised the design.</p> <p>Public Comment:</p>

	<p>Janet Ferguson, 1808 & 1754 Hansom Drive: Mentioned that there are mature 150 foot pine trees in the front of the properties. There was also a mature sequoia in the front that was killed when the developer dug 15 feet for a soil report. She mentioned that the sequoia tree died from the digging and that the property owner has not watered the landscape in 10 months. She also mentioned that the house at 1750 was a historic structure and is an actual Kit house from a Sears catalog. She also mentioned that the house was first used as a school house. The projects should go through the proper channels to list the projects as potentially listed historic resources.</p> <p>Alan Mullin, 1742 Hanscom Drive: was concerned that the house at 1750 is proposed to be demolished and that it was a bit odd. He approved of the overall designs of the new houses.</p> <p>Applicant Response: No applicant response.</p> <p>Board Discussion/Decision: Lopez: mentioned that trees are not part of the purview of the DRB, but that it lies with the tree commission of the City. He also mentioned that the historic nature of projects is determined by the Cultural Heritage Commission, The City, and historic analysis.</p> <p>Knarik: mentioned that the review process of these projects was slower than usual because of the potential historic nature of the properties. The City took necessary steps to ensure that the properties were indeed deemed non-historic. The City recently re-surveyed the entire City, and the properties at 1750 and 1746 were not noted as historic. The owner also had an historic analysis done for the 1746 address and it was deemed non-historic.</p> <p>Board Discussion/Decision: Smeaton appreciated the thoughtfulness of the contemporary design and details.</p> <p>Masterman (Absent, comment via note): thought that the 10 foot ceiling height was notably high.</p> <p>Lopez: thought the design was beautiful, and the 10 foot ceilings were not an issue with a flat roofed structure. The trees are an issue, but the issue is not being ignored by the applicant. The architecture should not solve the tree issue, the trees should solve the architecture.</p> <p>Fenske: like the architecture, but noted that the design solution will be a challenge given all the trees on the site.</p>
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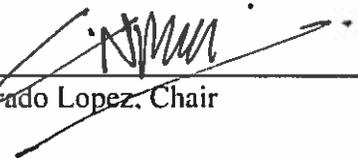
	<p>Smeaton made a motion to APPROVE the projects at 1746 and 1750 Hanscom with the CONDITION that if the architecture needs to be altered in any way, the project will come back before the DRB. Fenske seconded the motion. Approved 3-0 (Masterman absent).</p>
5.	<p>1750 Hanscom Drive Project Number: 1933-DRX Applicant: Irene Acosta-Hershman, Architect Project Information:</p> <p><i>Note: Presented as a separate project in conjunction with 1746 Hanscom.</i> A request for a Design Review Board approval for the demolition of a non-historic 316 square foot house for the construction of a new 2,332 square foot two-story house with an attached carport. The proposed home would be designed in a modern architectural design with a flat roof line, metal framed windows, and exterior walls made of concrete, wood, and metal siding.</p> <p>Presentation: Irene presented the project as a single family home that went before the Board in October as a conceptual review. The finish details will be poured-in-place concrete with aluminum windows, ipe wood siding. The façade will be broken up with a carport and balconies. Additionally, interior courtyards were added to break up the overall massing of the house.</p> <p>Questions from the Board: Smeaton: Raised concerns about the trees and the noted 23 trees that are set for removal/demolition on the two properties (1746 and 1750 Hanscom) in the detailed tree report that was conducted by a certified arborist. Smeaton also noted that not one tree in the report received a grade of "A." The report states that a total of 27 trees will need to be added/retained to both sites. Irene responded that a Landscape Architect has been retained to provide proper tree placement and tree additions.</p> <p>Fenske: Praised the design.</p> <p>Public Comment: Janet Ferguson, 1808 & 1754 Hanscom Drive: Mentioned that there are mature 150 foot pine trees in the front of the properties. There was also a mature sequoia in the front that was killed when the developer dug 15 feet for a soil report. She mentioned that the sequoia tree died from the digging and that the property owner has not watered the landscape in 10 months. She also mentioned that the house at 1750 was a historic structure and is an actual Kit house from a Sears catalog. She also mentioned that the house was first used as a school house. The projects should go through the proper channels to list the projects as potentially listed historic resources.</p>

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Discussion Items	6.	<p>1038 Orange Grove Avenue</p> <p>Project Information: The proposed project involves a 768 square foot single story addition and a new 728 square foot second story addition with a 209 square foot second</p>

		<p>story deck; to an existing 1,455 square foot single story house 6,627 square foot lot. The proposed exterior materials will match the existing stucco siding and composition shingles.</p> <p>Board Discussion/Decision: Lopez & Smeaton: the roof articulation is over articulated. The roof is overly complex and a little chaotic. The side elevation could use some articulation, the length of the wall as one plane is too long. The site plan should include the neighboring properties. Details of the windows are needed along with more detailing of the overall design. Additional architectural detailing is needed to keep the design looking so plain. A digital or physical model would be helpful.</p> <p>Fenske: focus on a theme, or a dominate idea for the building to simplify the design.</p>
	7.	<p>Mission view Mixed Use Project (Orowheat Site)</p> <p>Project Information: A proposed project to build a 3-story mixed use building above two levels of subterranean parking at the southwest corner of Mission and Fairview Avenue. The project would involve demolition of two buildings at 1101 Mission Street, including the former Orowheat building and the current restaurant.</p> <p>Board Discussion/Decision: The Board mentioned that architectural and design detailing will be very important. The Board liked the idea of historic rehabilitation juxtaposed to new construction. They would like a 3-story design or 2.5-story edge along Mission Street to define the Mission Street edge and relate it back to the significance of the street. Awnings along the street edge will break up monotony and add human scale. The public engagement and activation with Mission Street is very important and needs to occur through street dining, etc. The massing is evolving and the project is going in the right direction. The Board would like to see the project as a conceptual item again once further design progress is made.</p>
Board Comments	8.	None.
Staff Comments	9.	None.

APPROVAL OF MINUTES	10.	Minutes The Minutes were not reviewed.
ADJOURNMENT	11.	The meeting adjourned at 10:30 p.m. to the next regularly scheduled meeting on December 1, 2016 at 7 p.m.

Approved,



Conrado Lopez, Chair

2.6.17
Date