

**MINUTES OF THE REGULAR MEETING OF THE
 DESIGN REVIEW BOARD
 CITY OF SOUTH PASADENA
 CONVENED THIS 6TH DAY OF APRIL, 2017
 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: Jim Fenske (Vice Chair), Susan Masterman, Mark Smeaton</p> <p>Board Members Absent: Conrado Lopez (Chair)</p> <p>Staff Liaison: Edwar Sissi, Assistant Planner</p>
NON-AGENDA ITEMS	1.	No Discussion
CONTINUED ITEMS <i>Note:</i> <ul style="list-style-type: none"> • Project first reviewed at March 2017 meeting. • Project presented out of order at the request of the applicants for Item 3, 1105 Milan with the approval of the applicants of 412 Grand Ave. 	2.	<p>412 Grand Avenue Project Number: 1990-DRX Applicant: Srinivas M. Rao, Architect</p> <p>Project Information: A request for Design Review Board approval for a 645 sq. ft. single story addition to an existing 1,586 sq. ft. single story house on a 6,500 sq. ft. lot. And to demolish a 441 sq. ft. detached garage and replace it with a 400 sq. ft. attached carport trellis. The design of the existing house will change to a modern/contemporary design. The single story addition will consist of a new master bedroom, a new living room/dining room, and a new kitchen. The proposed exterior materials will consist of: stucco siding, ribbed fiber cement panel (gun-smoke color), fiber cement panel (concrete color), slate tile for the roof, Fibrex windows, and a wood for the rear trellis and the carport trellis.</p> <p>Presentation: Rao: Presented the same project as presented at the March 2017 DRB meeting reiterating the applicant's preference to demolish the existing detached rear garage for a front-facing attached carport trellis and an addition all in a single-story SFR design. The applicant stated that one front-facing garage was constructed in the neighborhood last year. Rao, in paraphrasing from the Design Guidelines, stated that applicant's should be creative in finding solutions because back yard garages do not work with today's lifestyle and evidence from a neighborhood survey show that. In the neighborhood field survey the applicant conducted, it was evident that residents do not use their garages for parking, they use their driveways. The applicant believes he is responding to a lifestyle pattern in an aesthetically pleasing and creative way through the front carport approach. The applicant also states that the owners prefer a one-story house and a front car parking arrangement to accommodate aging parents that live with the family 6 months out of the year, and to open up the backyard for family use and a garden.</p> <p>Questions from the Board: Smeaton: Noted that the proposed trash enclosure in the front carport is relatively small in comparison to what most homeowners use, and asked the applicant where the owners are going to store excess trash cans, and large bulky items such as bicycles and other items that are typically stored</p>

in enclosed garages. Smeaton suggested these items are going to end up in the side yard or front yard somewhere.

Public Comments:

There were no public comments.

Board Discussion:

Fenske: In addressing the proposed front-facing covered parking, Fenske inquired if the applicant was asking the Board to approve a deviation from what the Guidelines recommend.

Smeaton: Mentioned that the applicant was making a mistake by not making it a 2-story design. The applicant states that they want to open up the back yard for personal outdoor space, but the single-story option eats up into that yard space anyway. Smeaton understands the constraints of the lot, but this is the lot that was purchased. It is small, substandard, and that is what the applicant and owners need to work with.

Masterman: In referring to a written response that she had prepared (a copy of which was given to the applicant), noted the following from the Design Guidelines:

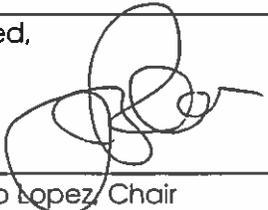
- "This neighborhood has a consistent pattern of side driveways and rear garages, with very few exemptions. 70 out of the 77 properties you surveyed to identify the front garages have detached garages, or 90% of the larger neighborhood, and 100% of the immediate neighborhood."
- "Many lots in our city are smaller - this lot is in no way unusual. In fact the zoning code was modified in the recent past to address this city wide - allowing higher density and reductions in limitations. There are 34 lots on this block, all exactly the same size, and they all have side driveways and detached rear garages. How people use their houses is beyond my purview. The role of the DRB is to interpret the design guidelines for the built form, not how people use their driveways. I do appreciate the cost of construction and fully appreciate the increased investment in two story structures, but again, that does not meet the definition of hardship in the zoning world."
- "There is no precedence for front yard garages - 7 out of 77 identified properties, 2 of which are rear hillside and 2 are corner lots. And even if garages do occur on the street, the leap to open carport and no enclosed garage in this specific neighborhood is a radical departure. Carports are rare in our city, occurring the most up in the hillside, and could be found to be appropriate to that neighborhood pattern."
- "The current Zoning Code states: 'An attached garage shall be set back a minimum of 10' from the front of the main structure.' But that garage would need to meet the design guidelines and specifically neighborhood compatibility. Note, 208 Grand Avenue sits against the hillside so the garage had to go forward."
- "A reduction of any setback, be it the front yard, rear, or side yard is a zoning issue and would require a variance. We are expecting to review projects that meet the minimum zoning code requirements. Our job is to interpret the design guidelines only."
- "Of the alternatives presented to us tonight, the 'Preferred Plan' does not meet the intent of the DRB Design Guidelines as we found at our last hearing and revisited with specifics outlined above. 'Alt 1' appears to meet the site planning aspects of the guidelines, and would need to see a full application before determining if the project

		<p>meets all four of the DRB findings.”</p> <p>Applicant Response: Rao: The Design Guidelines do not say categorically that front yard garages are not allowed. As for the trash enclosure size in the proposed plans, the size was based on the owner’s actual trash bins currently used.</p> <p>Owner: In addressing the need to store items typically reserved for garages, the owner stated that he and his family currently store very little in their existing garage; they only have a washer and dryer in there now. The proposed trellis carport, as opposed to a garage, will not have an impact on their lifestyle because they do not collect things that need storage, and the carport will actually prevent them from collecting items to store, further necessitating the desire to not have a garage.</p> <p>Board Decision: The Board notified the applicant that they would not approve the project as submitted, and if the applicant would prefer a continuance or a denial.</p> <p>Rao inquired what the next steps would be if the project was continued or denied.</p> <p>Sissi explained that a continuance would mean another presentation before the DRB that addresses the concerns heard tonight, and a denial means the applicant may apply for an appeal at which point the review body will be the Planning Commission, then the City Council, if the Planning Commission denies the appeal and that decision is appealed as well.</p> <p>Rao, after discussing with the owner, preferred to have the project continued.</p> <p>Smeaton: Made a motion to CONTINUE the project with Masterman seconding the motion.</p> <p>CONTINUED: 3-0 (Conrado Lopez Absent).</p>
<p>NEW ITEMS</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • Project first reviewed as a Conceptual Item at the March 2017 meeting. • Project presented as the first item, out of order at the request of the applicants with the approval of the applicants of 412 Grand Ave. 	<p>3.</p>	<p>1105 Milan Avenue Project Number: 1989-DRX Applicant: Celine Juan, Designer</p> <p>Project Information: A request for Design Review Board approval for a 645 sq. ft. single story addition to an existing 1,586 sq. ft. single story house on a 6,500 sq. ft. lot. And to demolish a 441 sq. ft. detached garage and replace it with a 400 sq. ft. attached carport trellis. The design of the existing house will change to a modern/contemporary design. The single story addition will consist of a new master bedroom, a new living room/dining room, and a new kitchen. The proposed exterior materials will consist of: stucco siding, ribbed fiber cement panel (gun-smoke color), fiber cement panel (concrete color), slate tile for the roof, Fibrex windows, and a wood for the rear trellis and the carport trellis.</p> <p>Applicant Presentation: Jaun made a brief presentation of the project stating the small addition, and all the materials are to match the existing house.</p>

		<p>Questions from the Board: Masterman: Inquired if the project has changed from last month's Conceptual Review.</p> <p>Smeaton: Noted that the applicant responded to the Board's request from last month's Conceptual Review for architectural details in the drawing package.</p> <p>Applicant Response: Juan: In responding to Masterman's question, she noted that the project has not changed from the Conceptual Review, with the exception of more information in the drawings such as architectural details as requested by the Board.</p> <p>Public Comments: There were no public comments.</p> <p>Board Discussion: The Board appreciated the applicant's efforts to respond to the Board's request for more detailing. The Board liked the overall design.</p> <p>Board Decision: Masterman: Made the motion to approve the project as submitted and that it meets all the Findings.</p> <p>Smeaton: Seconded the motion to approve the project as submitted.</p> <p><i>Approved 3-0 as submitted (Conrado Lopez absent) and that the project meets all the required Findings.</i></p>
<p>Discussion Items</p>	<p>4.</p>	<p>None.</p>
<p>Board Comments</p>	<p>5.</p>	<p>The Board would like Planning Staff to clarify what the definition is for "covered" parking and if a trellis complies with the definition. They would also like clarity on any threshold requirement for making parking come into compliance when any square footage is added to a single-family residence.</p>
<p>Staff Comments</p>	<p>6.</p>	<p>Staff noted the Board's questions for review.</p>
<p>APPROVAL OF MINUTES</p>	<p>7.</p>	<p>The Minutes from the March 2017 DRB meeting were not reviewed.</p>
<p>ADJOURNMENT</p>	<p>8.</p>	<p>The meeting adjourned at approximately 8:00 p.m. to the next regularly scheduled meeting on May 4, 2017 at 7 p.m.</p>

	9.	
--	----	--

Approved,



Conrado Lopez, Chair



4.13.17

Date