

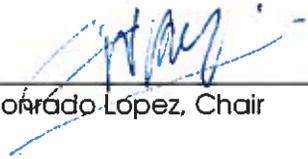
**MINUTES OF THE SPECIAL MEETING OF THE
DESIGN REVIEW BOARD
CITY OF SOUTH PASADENA
CONVENED THIS 16TH DAY OF FEBRUARY, 2017
AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET**

ROLL CALL		<p>The meeting convened at: 7:00 PM</p> <p>Board Members Present: Conrado Lopez (Chair), Susan Masterman, Mark Smeaton</p> <p>Board Members Absent: Jim Fenske (Vice Chair)</p> <p>Staff Liaison: Edwar Sissi, Assistant Planner</p>
NON-AGENDA ITEMS	1.	<p>Masterman: Mentioned the February 25th Arts Crawl. She also mentioned that the South Pasadena Middle School is having a community meeting to discuss the rehabilitation efforts of the gymnasium.</p> <p>Smeaton: Mentioned the upcoming General Plan Focus Group Meetings.</p>
<p>CONTINUED ITEMS</p> <p><i>Note: Project was not discussed at this meeting.</i></p>	2.	<p>817 Orange Grove Place Project Number: 1750-DRX Applicant: Peter DeMaria, Architect</p> <p>Project Information: A request for Design Review Board approval to demolish the existing 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 square foot unit. Unit B will consist of a 437 square foot single story unit, located below unit C. Unit C will consist of a 2,249 square foot unit and it is located on the second floor. Unit A will consist of: a living room, a dining room, a master bedroom, a bedroom and two bathrooms. Unit B will consist of: one bedroom, one bathroom, and kitchen/living area. Unit C will consist of: three bedrooms, three bathrooms, a laundry room, a family/living room, a dining room and a kitchen. An 835 square foot carport is proposed and will be attaching Unit A to Unit B and C. An 835 square foot deck is proposed above the carport. 609 square feet will be allocated to the common open space area and 226 square feet will be allocated to the private area for unit C. The exterior materials for structures will consist of: smooth stucco siding, wood siding, metal standing seam roofing, frameless glass railing, aluminum windows and sliding doors.</p>
<p>NEW ITEMS</p> <p><i>Note: Jim Fenske, project applicant, and Vice Chairman of the DRB, was not present during the review of this project.</i></p>	3.	<p>2032 Stratford Ave. Project Number: 1965-DRX Applicant: Jim Fenske, Architect</p> <p>Project Information: A request for Design Review regarding the proposal to add 115 square feet at the rear of the first floor. A second floor addition of 797 square feet is also proposed of which 585 square feet is an existing unpermitted converted attic space. The unpermitted second floor work occurred within the existing attic space of the high-framed roof. All work, including the existing unpermitted work, will be required to comply with current building codes and permitting procedures including a field inspection. The existing 1,398 square foot house is located on a 6,622.5 square foot parcel and is located in the Residential Single Family (RS) zoning district.</p>

		<p>The house was built in 1924, but is not identified in City records as a historic property.</p> <p>Presentation: The project was presented by Laurie Dieckman, the wife of Jim Fenske. Ms. Dieckman mentioned that a portion of the addition for review includes the existing unpermitted attic conversion that will be brought up to current code. There will be small rear addition, and all of the materials will match the existing. Dormers will be added for needed head height.</p> <p>Public Comments: No members from the public came forward.</p> <p>Applicant Response: No response from the applicant was heard.</p> <p>Board Discussion/Decision: Masterman: Thought the project looks great and made a motion to approve it with condition that if the windows on the second floor need to be changed for egress requirements, than a Chair Review will be required. Sissi: Requested that the Board note their decision on the required Findings. Masterman: Amended the motion to approve to include the condition of Chair Review for required window changes, and that the project met the Findings for Design Review. Lopez: Seconded the motion. <i>The Board found the project met the required findings and voted to APPROVE (3 to 0) the project with the condition of a Chair Review for any required window changes. Jim Fenske was absent for purposes of recusal.</i></p>
Discussion Items	4.	None.
Board Comments	5.	None.
Staff Comments	6.	None.
APPROVAL OF MINUTES	7.	The Minutes from the January 2017 DRB meeting were reviewed and signed by Chairman Conrado Lopez.

ADJOURNMENT	8.	The meeting adjourned at 8:00 p.m. to the next regularly scheduled meeting on March 2, 2017 at 7 p.m.
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Approved,



Conrado López, Chair

4.13.17

Date