

**MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW BOARD
CITY OF SOUTH PASADENA
CONVENED THIS 6TH DAY OF SEPTEMBER, 2018**

**AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET**

ROLL CALL

The meeting convened at: 7:01 pm
Board Members Present: Conrado Lopez, Mark Smeaton, Jim Fenske
Board Member Absent: Michael Lejeune, Yael Lir
Staff Liason: Edwar Sissi, Associate Planner

Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record. An audio recording of the meeting can be made available upon request with the City Clerk's Office.

NON-AGENDA ITEMS

1. Sally kilby (former city clerk): Spoke about measure M that will ask voters to repeal the utility users tax (7.75%). It is the second highest source of revenue for the city after property taxes, and it is utilized for all city services. If the tax is repealed, drastic cuts will occur to city services including public safety, and community services (a cut of 3.5 million to city revenues). She wanted to inform the Board so they can inform the public. She mentioned that voting NO means voting no on N, which is the measure to ask for the repeal of the tax.

Fenske: inquired who brought forward the repeal

Kilby: the Teapac brought it forward and brought it to other cities, where it has thus far been unsuccessful. She handed out pamphlets for the Board members to review.

CONTINUED ITEMS

2. No Continued Items

NEW ITEMS

3. **Project Address:** 1609 Camden Parkway
Project Number: 2029-NID-DRX
Applicant: Mark Ng
Potential Historic District: Camden Court District

Project Information:

A Design Review Board will consider a request for the approval of a façade change. The change will consist of a 192 sq. ft. new patio with a pitch roof on the entry area and columns. The project also consists of the demolishing of the an existing 400 sq. ft. detached two vehicle garage and a proposal for new 441 sq. ft. detached garage. The existing house is a 3,063 sq. ft. single story house on a 12,195 sq. ft. lot. The garage exterior materials will consist of Hardie panel siding and composite roof shingles.

Presentation:

Jason Kwan: presented the project and noted the proposed garage demolition is to accommodate a new garage that will be pushed back, and add a new covered front porch at the front. The garage demolition was approved by the CHC.

Public comments:

No public comment.

Board Questions:

Smeaton: inquired about the detailing of the eave where the gable intersects the shed portion of the porch.

Lopez: noted that there is no elevation of the eave detail condition Smeaton was referring to.

Board Discussion:

Smeaton: noted that the porch was balanced, but the column base detail was not right. He noted that the porch was better and more balanced than previous versions that were presented before the Board (under a different project number that has been folded into this project case number). He noted that he would just like to see more detailing on the column portion.

Lopez: inquired what the material was on the garage door as none is listed. A spec should be provided, however, he added that the garage door as drawn is too simplistic and should have more design detail to complement the house. Overall the elevations are straight forward.

Decision:

Smeaton: made a motion to APPROVE WITH CONDITIONS for a Chair Review for the details of the column at the front porch and the garage door. The project meets the findings.

Lopez: seconded the motion

APPROVED WITH CONDITIONS. (3-0, 2 absent)

CEQA Categorical Exemption:

Section 15301, Existing Facilities, Class 1:

- (a) Interior or exterior alterations
- (e) additions to existing structures provided that the addition will not result in an increase of more than, (1) 50 percent of the floor area of the structures before the addition
- (L) Demolition of existing small structures, (4) accessory structures including garages, carports, swimming pools, and fences.

Section 15303, New Construction of Small Structures, Class 3:

- (e) Accessory structures including garages, carports, patios, swimming pools, and fences.

4. Project Address: 2060 Meridian Avenue
Project Number: 2079-NID-DRX
Applicant: Ni Kongfu (Kelvin), owner
Potential Historic District: N/A

Project Information:

The Design Review Board will consider a request for approval of a proposal to demolish the existing 252 sq. ft. detached garage and approval for a proposal to construct a 1,982 sq. ft. two story second unit with two attached garages. The existing house (unit 1) is a 1,413 sq. ft. single story house on a 8,638 sq. ft. lot. The garage for unit 1 is 451.5 sq. ft. and the garage for unit 2 is 441 sq. ft. The exterior materials for the structures will match the existing.

Presentation:

Kelvin: the owner presented the project as an addition to an existing single-family house to accommodate a new two-story addition as a second unit (RM zoning).

Public Comment:

Next door neighbor (to the immediate north): noted that he is not opposed to the project, but he would like to see a new fence or wall be built along the property line given the current fencing allows for water drainage from his property to flow onto his property and flood the subject property's yard. The wall will also reduce noise and dust from construction which is important given his new property tenants are expecting a baby.

Questions / Discussion from the Board & Applicant Response:

Fenske: Inquired about the new landscape plan, and if the applicants did it.

Kelvin: Noted that they went to Armstrong Gardens and received assistance in the landscape design from them.

Smeaton: Inquired if the new grass-crete driveway is for the entire driveway

Kelvin: It is just for the new driveway that extends from the existing to the rear yard.

Smeaton: Inquired on Sheet 4, that he is concerned about the very small powder room off the dining room. He noted the door will force someone to have to climb over the toilet to close the door behind them. He suggested a pocket door, or a door that swings out.

Smeaton: Thanked the applicants for following their request to clean up the window layout on the elevations.

Fenske: Inquired if they had provided a detail of the windows.

Smeaton: Noted that the new windows are vinyl nail on fin windows with no shadow line. He added the schedule calls for block frame, but the cut sheets provided are nail fin. He also noted that these new windows are only for the back new addition, while the front existing unit will retain their original wood windows.

Smeaton: Inquired if the front unit will be painted to coincide with the painting of the new unit.

Kelvin: Noted that it was not planned, but it can be done.

Fenske: Inquired with the Board about the vinyl windows and incased grid divisions.

Smeaton: Inquired with the applicants if they would be opposed to having glued on grids on the exterior and interior sides as opposed to the provided spec of the grids sandwiched between the glass. He noted this looks better, and does not cost anymore. The applicants were receptive to this.

Lopez: Noted that the neighborhood consists of boxy apartment buildings and that this project would provide a nice change of scale to the neighborhood.

Fenske: Noted that he would prefer the windows follow the schedule and be block frame instead of the nail-fin windows

Decision:

Lopez: made a motion to APPROVE WITH CONDITIONS for the following, subject to Chair Review:

- The windows should follow the schedule and be block-frame vinyl, not nail in fin.
- The windows shall have a snap on grid on the exterior face of the glazing instead of the interior grid.

Fenske: seconded the motion

APPROVED WITH CONDITIONS (3-0, 2 absent)

CEQA Categorical Exemption:

Section 15301, Existing Facilities, Class 1:

- (e) additions to existing structures provided that the addition will not result in an increase of more than, (2) 10,000 square feet, (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and (B) the area in which the project is located is not environmentally sensitive.
- (L) Demolition of existing small structures, (4) accessory structures including garages, carports, swimming pools, and fences.

Section 15303, New Construction of Small Structures, Class 3:

- (e) Accessory structures including garages, carports, patios, swimming pools, and fences.
-

5. Project Address: 1035 Montrose Avenue
Project Number: 2111-NID-DRX
Applicant: Carlos Parrague
Potential Historic District: N/A

Project Information:

The Design Review Board will review a proposal to demolish an existing 450 sq. ft. detached two vehicle garage and the proposal for a new 572 sq. ft. detached garage with a storage area. The existing house is a 3,012 sq. ft. two story Craftsman "like" style house on an 8,500 sq. ft. lot. The proposed exterior materials for the garage will match the existing house.

Presentation:

Paraguay: presented the project and noted the house was transformed several years ago with a style change to Craftsman. The existing garage was not included in that scope, but the owners would like to now make it be consistent with the style of the house. The garage will be demolished, and was approved by the CHC for demolition. The garage will match the house in style and detail.

Public Comments:

No public comment.

Questions / Discussion from the Board & Applicant Response:

Fenske: Inquired if the garage door spec was in the submittal.

Paraguay: Noted the owners have not settled on a garage door, but they would like it to look like wood.

Lopez: Noted that he would prefer the garage door be wood given the style of the garage and the house.

Paraguay: Noted that the garage door will face west and may not look nice for long if the garage door is required to be wood.

Smeaton: Inquired about the proposed eve outriggers, and if the siding is wood.

Paraguay: The outriggers will match the house and the siding will be wood.

Lopez: Inquired if the garage faces an alleyway

Paraguay: Noted the garage opens an alleyway, and that it also faces west

Lopez: Upon this realization of it opening onto an alley, he noted that he is flexible on the material of the garage.

Smeaton: Inquired about the 10 foot plate height

Paraguay: Noted that the owner works on classic cars and would like to install a lift

Decision:

Fenske: made a motion to APPROVE THE PROJECT WITH CONDITIONS, subject to Chair Review for the following:

- The maximum height of the garage shall not be higher than 15 feet.
- The garage door specification be provided prior to issuance of building permits.

Lopez: seconded the motion

APPROVED WITH CONDITIONS (3-0, 2 absent)

CEQA Categorical Exemption:

Section 15301, Existing Facilities, Class 1:

- (L) Demolition of existing small structures, (4) accessory structures including garages, carports, swimming pools, and fences.

Section 15303, New Construction of Small Structures, Class 3:

- (e) Accessory structures including garages, carports, patios, swimming pools, and fences.

6. Project Address:	1131 Marengo Avenue
Project Number:	2144-DRX
Applicant:	Li Sy
Potential Historic District:	Marengo/Virginia Place Group

Project Information:

The Design Review Board will consider a request for the approval in regards to a proposal for a 751 sq. ft. single story addition to the existing 1,337.6 sq. ft. single story house on a 5,998 sq. ft. lot. The existing 319 sq. ft. detached garage will be remodel with the proposal of a 181 sq. ft. addition towards the rear of the garage. The total size of the garage will be 500 sq. ft. The exterior materials for the addition and garage will match the existing and consists of smooth stucco and composite roof materials.

Presentation:

Sy: presented the project and introduced her designer to speak if needed. She noted that she is making an addition, and expanding the garage that sits within the property to be 500 square feet. She noted that she has made some corrections based on the August 4 meeting.

Public Comments:

Margaret, 1125 Marengo (neighbor to the north): inquired about the mural painted on the wall of the garage that faces her yard. She noted her granddaughter painted it when she was younger, but now that she is in college, she realizes it has had a long life and does not object to its possible destruction to accommodate the elongation, and partial demolition of the existing detached garage wall along the property line.

Questions/Discussion from the Board & Applicant Response:

Lopez: Inquired about the garage door specification.

Li and designer: The door will be solid wood, and the spec is being sourced. It will be sectional (3 sections). The door will be as close as possible to the design indicated in the elevations.

Smeaton: Thanked the applicant for providing wood-clad windows as opposed to vinyl windows.

Sy: Noted that she also changed the half-arc window as originally proposed on the front, and squared it off.

Smeaton: Inquired with staff if she is allowed to continue the garage wall along the property line.

Sissi: Noted that she can continue the garage wall because she is not demolishing the garage.

Smeaton: Inquired if the applicant will be retaining the chimney as suggested previously while not holding her to retaining it.

Applicant Designer: Noted that the chimney should go to provide safe egress in a vehicle.

Lopez: Noted that he is feels strongly about retaining the chimney as it provides a nice vertical element to what is a simple house. Historic street views show a car parked next to the chimney on the driveway, and the car was normal sized, not a small car.

Fenske: Noted that he agreed with Lopez regarding the chimney.

Designer: Noted that the retention of the chimney may require for the owner to have to park her car in the driveway, and not utilize her new garage, which will provide a visual impact to a charming neighborhood. He also noted that due to current climate patterns, chimneys may no longer be allowed in the future.

Lopez: Noted to the designer that a prominent vertical element the chimney provides, more thought should have been provided to install another vertical element to replace that. He added that regardless of any potential restrictions on fireplaces, if they are no longer allowed, that would make the existing chimney more valuable, and the chimney can be rehabilitated to function as a gas fireplace.

Smeaton: Added that, if the chimney is to be removed to widen the driveway, the chimney can be demolished since it is brick, and be rebuilt slightly inward as a wood frame fireplace and still retain the look of the chimney

Applicant Response:

No additional response.

Decision:

Fenske: made a motion to CONTINUE the project with the recommendation to retain and redesign the chimney.

Lopez: Seconded the motion

Fenske: made a motion to amend the motion to ONLY APPROVE THE CONSTRUCTION PLANS FOR THE GARAGE indicating the partial demolition and enlargement of the detached garage, as submitted

APPROVED FOR GARAGE ONLY, CONTINUED FOR PRIMARY STRUCTURE (3-0, 2 absent)

CEQA Categorical Exemption:

Section 15301, Existing Facilities, Class 1:

- (e) additions to existing structures provided that the addition will not result in an increase of more than, (2) 10,000 square feet, (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and (B) the area in which the project is located is not environmentally sensitive.
- (L) Demolition of existing small structures, (4) accessory structures including garages, carports, swimming pools, and fences.

Section 15303, New Construction of Small Structures, Class 3:

- (e) Accessory structures including garages, carports, patios, swimming pools, and fences.

DISCUSSION ITEMS

7. **Project Address:** 1116 Glendon Way (CONCEPTUAL REVIEW)
Project Number: 2138-DRX
Applicant: Jim Fenske, Architect
Potential Historic District: N/A

**** Note:** Board Member Fenske recused himself from the Chambers for this Item.

Project Information:

A request for a conceptual review regarding the proposal for a façade change to the existing house. 1,100 square feet will be removed from this existing house, creating a courtyard. The existing 600 sq. ft. attached garage will be converted to a new family room.

This Item is for discussion purposes only; no decision will be made.

Presentation:

Lorie Fenske: presented the project and the proposed addition and façade change.

Public Comments:

No public comment.

Questions/Discussion from the Board & Applicant Response:

Lopez: noted that he wanted to see the project drawings indicate existing and proposed side by side.

Smeaton: asked if the glass garage as a single car parking meets the code.

Ms. Fenske: noted that next to the garage is a carport for an additional covered parking.

Lopez: noted that he thinks the porch and interior courtyard are very nice additions.

Smeaton: appreciated the glass railing to reduce the visual mass as an ephemeral quality.

Smeaton: inquired what types of windows will be used.

Ms. Fenske: Noted the windows will be block frame, and painted, but it is still in discussion with the owner.

Lopez: inquired if all the windows are going to be replaced.

Ms. Fenske: Replied that all the windows will be replaced.

Lopez: also mentioned that he would like to see more information on the glass garage

Applicant Response:

No additional response.

COMMUNICATIONS

8. **Comments from the Board**
No Board Comments

9. **Comments From Staff**
No Staff Comments

APPROVAL OF MINUTES

10. Minutes for the previous DRB meeting were not reviewed.

ADJOURNMENT

11. The meeting adjourned at 8:32 pm to the next scheduled October 4, 2018.

APPROVED,



Mark Smeaton
Chair, Design Review Board

Date

4/30/2019