

**MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW BOARD
CITY OF SOUTH PASADENA
CONVENED THIS 7TH DAY OF FEBRUARY, 2019**

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

ROLL CALL

The meeting convened at: 7:05 pm
Board Members Present: Mark Smeaton – Vice Chair, Samantha Hill, Kay Younger
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. No Public Comment.

CONTINUED ITEMS

2. No New Items

NEW ITEMS

3. **Project Address:** 1919 La Fremontia Street
Project Number: 2185-DRX
Applicant: Brian Wickersham, Architect
Potential Historic District: N/A

Project Information:

A request for a conceptual review regarding the proposal for a 1,720 sq. ft. addition to an existing 1,900 single story house on a 33,251 sq. ft. lot. The 1,720 sq. ft. addition consists of four additions. A 325 sq. ft. single stor y addition will be expanding the kitchen, a 65 sq. ft. single story addition will expand the living room, a 530 sq. ft. single story addition will consist of two bedrooms with a bathroom, and a 800 sq. ft. new second story addition that consists of a master bedroom with a master bathroom and a walking closet. A new 1,000 sq. ft. second story deck is proposed on top of the house roof. The project also consists of a contemporary façade change to the existing house.

Presentation:

Wickersham: presented the project and noted the revisions made per the Board's comments from last month's Conceptual Review.

Public Comments:

No public comment.

Questions and Discussion of Board:

Hill: Inquired on the clarity of the detail specifications.

The Board discussed amongst themselves a general favorability towards the project.

Decision:

Hill: Made a motion to APPROVE the project as submitted.

Younger: Seconded the motion.

APPROVED AS SUBMITTED (3-0, Lejeune & Lir absent)

CEQA Categorical Exemption:

The project is categorically exempt from review under the California Environmental Quality Act (CEQA) under the provisions of Section 15301, Existing Facilities, Class 1:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
- (e) additions to existing structures provided that the addition will not result in an increase of more than:
 - (2) 10,000 square feet if:
 - (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.

4. **Project Address:** 2024 Maycrest Avenue
Project Number: 2081-NID-DRX
Applicant: Mike Geragos
Potential Historic District: N/A

Project Information:

The Design review Board will consider a request for approval of a proposal to demolish an existing 405 sq. ft. two vehicle garage and a partial demolish of the existing 1,501 sq. ft. single story house located on a 7,505 sq. ft. lot. The proposal will consist of a new 470 sq. ft. detached two vehicle garage and a 1,097 sq. ft. second story addition with a 9 sq. ft. single story addition. A proposed Spanish Revival façade and building change is proposed. The exterior materials will consist of stucco siding and a tile roof. The project received clearance from the CHC for the proposed demolition.

Presentation:

Geragos: Presented the project and noted the proposed design details.

Public Comments:

No public comment.

Questions and Discussion of Board:

Smeaton and Hill: Inquired about the project design including the buttressing feature, the overall architectural style, and details of windows and roof eaves.

Geragos: Noted that the chimney will have a plaster finish, it will have a metal cap, however the cap will be finished in plaster to match the chimney.

Smeaton: Noted that the details of the proposed front balcony need to be reviewed along with the details of the proposed driveway gate, and a contextual elevation drawing of the neighboring properties.

Decision:

Smeaton: Made a motion to APPROVE THE PROJECT WITH CONDITIONS regarding the following, subject to Chair Review:

- Provide window and door sectional profile details;
- Provide roof eave and rafter details;
- Provide a contextual neighborhood elevation drawing (street elevation);
- Provide details through the entry niche.

Hill: Seconded the motion.

APPROVED WITH CONDITIONS (3-0, Lejeune & Lir absent)

CEQA Categorical Exemption:

The project is categorically exempt from review under the California Environmental Quality Act (CEQA) under the provisions of Sections:

- Section 15301, Existing Facilities. Class 1, (l)(1) Demolition of one single-family residence in urbanized areas; and
- Section 15301, Existing Facilities, Class 1, (l)(4) Demolition of accessory/appurtenant structures including garages; and
- Section 15301, Existing Facilities. Class 1, (e) Additions to existing structures; and
- Section 15303, New Construction. Class 3, (a) one single-family residence
Section 15303, New Construction. Class 3, (e) an accessory/appurtenant structure.

DISCUSSION ITEMS

5. DRB Work Plan for Calendar Year 2019

Information:

The DRB will discuss and outline a short list of achievable goals for calendar year 2019 subject to the approval of the Department. The work plan is a new effort by the City Council to further communicate the goals and achievements of the City's commissions.

Presentation:

Sissi: Discussed with the Board their Work Plan for 2019 including the upcoming first annual Commissioner's Congress and annual Board reorganization.

Public Comments:

No public comment.

Questions/Discussion from the Board:

The Board expressed interest in the upcoming Commissioner's Congress, along with the proposed Work Plan.

Decision:

Smeaton: made a motion to ADOPT the Work Plan

Hill: seconded the motion.

ADOPTED (3-0, Lejeune and Lir absent)

6. Board Reorganization

Information:

The DRB will consider its annual reorganization to select a Chair and Vice-Chair.

Public Comments:

No public comment.

Questions/Discussion from the Board:

Smeaton: expressed concern with conducting the Board's reorganization election at tonight's meeting with two Board Members absent (Lejeune and Lir).

Decision:

Smeaton: made a motion to move the reorganization election to the March 2019 meeting.

Hill: seconded the motion

POSTPONED TO THE MARCH 2019 MEETING (3-0, Lejeune and Lir absent)

7. Calendar – Approval of Meeting Dates for 2019

Information:

The DRB will review the calendar dates of the regularly scheduled meeting times.

Public Comments:

No public comment.

Questions/Discussion from the Board:

The Board did not discuss this Item in detail.

Decision:

Hill: made a motion to APPROVE the 2019 meeting calendar.

Younger: seconded the motion

APPROVED (3-0, Lejeune and Lir absent)

COMMUNICATIONS

8. Comments from the Board

No Board comments.

9. Comments From Staff

No Staff comments.

APPROVAL OF MINUTES

10. The Board reviewed the following minutes: November 2017, December 2017, January 2018, February 2018.

Decision:

Smeaton: Made a motion to ADOPT the minutes.

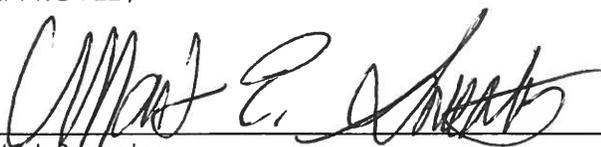
Hill: Seconded the motion

ADOPTED (3-0, Lejeune and Lir absent)

ADJOURNMENT

11. The meeting adjourned at 8:25 pm to the next scheduled meeting on March 7, 2019.

APPROVED,



Mark Smeaton
Chair, Design Review Board

06/17/19

Date