



**CITY OF SOUTH PASADENA
DESIGN REVIEW BOARD**

REGULAR MEETING MINUTES

THURSDAY, NOVEMBER 3, 2022 AT 6:30 P.M.

**CITY COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

CALL TO ORDER:

The Regular Meeting of the South Pasadena Design Review Board was called to order by on Thursday, November 3, 2022 at 6:30 p.m. The meeting was conducted as a hybrid meeting, both on ZOOM and in person at the Council Chambers located at 1424 Mission Street, South Pasadena, California.

ROLL CALL

PRESENT:

Joe Carlson, Board Member
Brian Nichols, Board Member
Kay Younger, Board Member
Samantha Hill, Chair

ABSENT:

Melissa Hon Tsai, Vice-Chair

STAFF

PRESENT:

Matt Chang, Planning Manager
Susana Martinez, Associate Planner
Braulio Madrid, Associate Planner
Mackenzie Goldberg, Assistant Planner

APPROVAL OF AGENDA

Majority vote of the Board to proceed with Board business.

There were no changes requested and the Agenda was approved as submitted.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Disclosure by Board of site visits and ex-parte contact for items on the agenda.

None.

PUBLIC COMMENT

1. Public Comment – General (Non-Agenda Items)

None.

CONTINUED ITEM

2. 221 Fairview Avenue (APN: 5317-007-006), Project No. 2492-DRX:

To allow for a 305-square-foot addition to an existing 1,020-square-foot, single-story dwelling.

Recommendation:

Applicant will be providing a presentation to solicit comments from the Design Review Board on the new design. Continue this item to the December 1, 2022 Design Review Board meeting.

Board Member Younger recused herself as she lives within 1,000 feet of the project site.

Presentation:

Associate Planner Martinez announced that the designer of the project would be presenting and soliciting comments from the Design Review Board on the new design. She added that staff is recommending that after the presentation, this item be continued to the next regularly scheduled Design Review Board meeting of December 1, 2022.

Nick Aho, designer of the project, presented.

Board Member Carlson was pleased with improvements. He was concerned with hardie board on the left side of house looking sterile. He was not familiar with the material.

Designer Aho said there was concern about budget but he could play with other elements.

Board Member Nichols asked applicant about color of hardie board and suggested that maybe the color was making it look sterile.

Chair Hill asked if the applicant had ever installed hardie board at a residential location. She also asked if he would be open to adding some color for contrast.

Designer Aho said he had not ever installed hardie board at a residential location and he was open to adding colors and texture.

Public Comments:

With no requests to speak, the public comment portion was closed.

Board Member Discussion:

Board Member Nichols liked idea of adding more contrast.

Chair Hill concurred that minimal additions and tweaks could make the design more exciting. She felt the front was more interesting in detail.

Board Member Carlson echoed both other Board Member comments.

Action and Motion:

Motioned by Chair Hill, and seconded by Board Member Carlson, carried 3-0, to continue this item to the December 1, 2022 Design Review Board meeting.

PUBLIC HEARING

3. 1648 Spruce Street (APN: 5320-008-013), Project No. 2489-NID/DRX:

To demolish the front façade and rear of an existing single-family dwelling to add a 3,237-square-foot addition, 625 square feet to the first floor and 2,612 square feet to the second floor; demolition of an existing 684 square feet garage and construct a new 504 square feet two-car garage.

Recommendation:

Approve the project, subject to the recommended conditions of approval.

Presentation:

Associate Planner Martinez presented the project. The designer and applicant were present but did not have a presentation.

Board Member Nichols asked staff if the public comment concern that was sent in about the wall crossing the property line would be addressed.

Associate Planner Martinez said it would be addressed during the plan check process.

Chair Hill asked the designer how they chose the Colonial style.

The designer stated that the owner wanted this style.

Public Comments:

With no requests to speak, the public comment portion was closed.

Board Member Discussion:

Board Member Carlson, Younger and Nichols felt the design was an improvement over the original dwelling.

Chair Hill felt that this was the mix of Federal Colonial with a 70s style home. She stated that she had issues with the cantilever that breaks up the first and second level. In addition, she stated that there were elements that were not typical of Colonials including bay windows, horizontal “squatty-looking” windows, and stucco siding. She felt there are elements that if improved and would add enhanced character.

Designer stated she understood about the window comment and would consider the recommendations but felt strongly about using the two materials on the facade.

Action and Motion:

MOTIONED BY CHAIR HILL, SECONDED BY BOARD MEMBER CARLSON, CARRIED 4-0, to approve the project based on staff recommendation and with the additional Board condition of approval to look at the proportions of the second floor windows and the choice of the two materials on the facade. Once completed, the project could return for Chair Review for final approval.

4. 1121 Buena Vista Street (APN: 5317-010-028), Project No. 2482-DRX:

To partially demolish an existing garage, relocate the garage entry, redesign the roofline and increase ceiling heights, relocate the curb cut, add 54 square feet to the front entry, and a front elevation façade modification to an existing single-family dwelling.

Board Member Younger recused herself since she is the property owner of this project.

Recommendation:

Approve the project, subject to the recommended conditions of approval.

Presentation:

Planner Manager Chang presented the project for Associate Planner Robles.

Board Members had no questions for staff.

Board Member Carlson asked the designer about the material and texture of the garage door and if the garage would function as a garage.

Designer stated it would be black anodized aluminum with opaque glass and that it would function as a garage.

Board Member Nichols asked the designer about the large massing around garage door and the possibility of it being less prominent.

Public Comments:

With no requests to speak, the public comment portion was closed.

Board Member Discussion:

Board Member Carlson reiterated that he would like to see the pitch of the garage roof lowered a little.

Action and Motion:

MOTIONED BY CHAIR HILL, SECONDED BY BOARD MEMBER CARLSON, CARRIED 3-0, to approve the project based on staff recommendation with the added condition of approval of looking at the pitch of the roof over the garage and bringing changes to Chair Review for final approval.

ADMINISTRATION

5. Comments from Board Members

None.

6. Comments from Subcommittees

None.

7. Comments from Staff

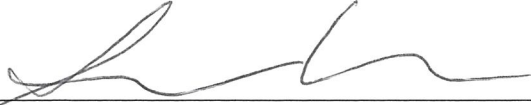
Planning Manager Chang provided updates and announcements. Staff received more comments about the Housing Element from California Department of Housing and Community Development (HCD) and the comment was posted on the City website. City Council and Planning Commission will have a special joint session next Wednesday to discuss Housing Element. He also introduced new Assistant Planner Mackenzie Goldberg who started in September. He added that there is a new Senior Management Analyst and that a new Deputy Director would be starting next Monday. The December Design Review Board meeting would be on December 1, 2022 but that Staff is considering cancelling the January Design Review Board meeting.

ADJOURNMENT

8. Adjourn to the regular Design Review Board meeting scheduled for December 1, 2022 at 6:30 p.m.

There being no further matters, Chair Hill adjourned the Design Review Board meeting at 7:52 p.m.

APPROVED,



Samantha Hill, Chair – Design Review Board

10/5/23

Date