

**MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW BOARD
CITY OF SOUTH PASADENA
CONVENED THIS 11TH DAY OF JANUARY, 2018**

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

ROLL CALL

The meeting convened at: 7:00 pm
Board Members Present: Conrado Lopez (Chair), Susan Masterman, Mark Smeaton, Michael Lejeune
Board Member Absent: Jim Fenske
Staff Liason: Edwar Sissi, Assistant Planner

NON-AGENDA ITEMS

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.

1. No items.

CONTINUED ITEMS

2. **Project Address:** 1325 Mountain View
Project Number: 2028-DRX
Applicant: Nabil Suleiman
Potential Historic District: N/A

Project Information:

A request for Design Review Board approval for a total; 884 single story addition to an existing 959 sq. ft. single story house on a 5,327 sq. ft. lot. The single story addition will consist of; 385 sq. ft. family room and kitchen, a 345 sq. ft. master bedroom with bathroom, a 30 sq. ft. addition expanding an existing bathroom and laundry room, a 41 sq. ft. addition on the front elevation expanding a bedroom and a 118 sq. ft. deck on the front elevation. The proposed exterior material will consist of stucco, asphalt roof shingles, and vinyl windows. The property owner is also seeking the approval for a new 122 sq. ft. garage storage area. **This item was re-noticed for the January 11, 2018 DRB meeting.**

Presentation:

Mr. Suleiman: Noted that he took over the project from the previous applicant and took into consideration the feedback from the Board and the neighbors. Noted the errors in the drawings as brought forward by staff.

Questions from the Board:

Masterman; asked to be walked through all the materials and exterior details

Mr. Suleiman: Noted that the existing cement tile roof is to be replaced with brown asphalt shingle. The brown color scheme will be carried through with doors and garage door. Windows have been replaced from vinyl to Pella fiberglass. The stucco will be white. The front door will be Pella, a modern style. The front has been landscaped as proposed.

Masterman: asked for details through the roof eaves, as none were provided.

Smeaton: noted that a roof eave detail is critical.

Lopez: noted that the misalignment in the drawings needs to be corrected. He asked what the vertical elements are on the balcony railing above the garage. A detail is required of the railing and how everything connects and is attached.

Masterman: noted that the front door is called out on the schedule as 5'-6", and if that is accurate because the elevations show it as differently.

Lejeune: asked what elevation is newer, the color or the black and white drawings. He noted the horizontal railings are inconsistent in the two.

Lopez: Noted the eaves on sheets A5 and A6 elevations are inconsistent, and the intention needs to be clarified. A5 shows an overhang, A6 shows it as flush. The rendering shows a garage door with white slats in between, while the photo does not and which one of those was correct.

Lopez: inquired about the door specifications that it is wood grain with a paint finish, so the board needs to know if it is a metal door that looks like wood.

Applicant Response:

No additional response.

Public Comments:

Gwen McLain, 1319 Mountain View: Noted that she viewed the plans at the City and the plans she saw were a big improvement over the previous versions. Some concerns: the numbers on the drawings don't match, and there is no scale, and the dimensions were not accurate and is requesting clarification. The house is already close to the street, and she does not want it to be closer. The curb is not shown, nor is the parkway, and that is a concern for the narrow street. She also noted there was no stamp on the drawings, from a licensed professional, so that was a concern. She suggested the applicant hire a civil engineer to do a survey. She noted the inconsistencies with the square footage counts on the front balcony and the heights of the rooflines. She was concerned that the ratios of FAR and lot coverage were inaccurate because the other dimensions are so far off. The driveway length and the concrete of the front yard is not called out. She noted the difficulty of driving along the narrow 17 foot wide street and people parking in front of their driveway and preventing through traffic from being able to pass through. She also wanted to see a tree in the front yard.

Nancy Brow, 1327 Mountain View: Noted that she shared the same sentiments from the previous neighbor and the Board. She noted that her address shows as two stories in the plans, but it is actually one level.

Sue Matz, 1234 Mountain View: Noted that she looked at the drawings and asked that the applicant provide accurate scaled drawings. She requested to find out how much of the front yard is going to be lost, and what is going to occur at the front yard. She also wanted to see the roof line clarified, because of the impact it might have adjoining properties as has already occurred. She is particularly concerned with the front because the house is so close to the street. She brought up that the front yard will be reduced because of the width expansion of the garage, even though the house may not encroach further into the front yard setback.

Anonymous: Noted that the trash dumpster placed in front of their house is a safety issue.

Board Discussion:

Smeaton: Noted that the scale of the drawings should be true half-size and that 11x17 is not necessarily scalable.

Lopez: Agreed that the information of the drafter and designer needs to be on the drawings.

Masterman: noted that the north arrows need to be shown. She asked for the ridge height to be clarified, but a small increase in its height does not seem to be a significant impact on the neighborhood. She would encourage the applicant to add as much green in the front as possible. She would like to see a hardscape and landscape detailed plan. The submittal also will need window/door details.

Lejeune: noted that the alignment of the windows and doors do not match the rendering compared to the drawing. Inquired if anything was being done to the chimney.

Mr. Suleiman: Noted that the chimney is remaining as is.

Lopez: Noted that the garage door is very prominent and would not be acceptable to propose a painted metal door to mimic wood.

DECISION:

Lopez: Made a motion to continue the project.

Masterman: Seconded the Motion

PROJECT CONTINUED (4-0; Fenske absent)

CEQA Categorical Exemption:

Section 15301, Existing Facilities. Class (e) Additions to existing structures.

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| 3. Project Address: | 604 Arroyo Drive |
| Project Number: | 2023-DRX |
| Applicant: | Allen and Vivian Yip |
| Potential Historic District: | Mid Grand Avenue Revival |

Project Information:

A request for Design Review Board approval for a 1,114 sq. ft. single story addition to an existing 1,694 sq. ft. single story house on an 8,400 sq. ft. lot. The existing garage will be converted to a master bedroom with a bathroom and walk-in closet. The new single story addition will also consist of; three bedrooms, two bathrooms and walk -in closet. There is also a proposed 440 sq. ft. garage that will replace the existing garage. The proposed exterior material will consist of stucco and asphalt roof shingles to match existing materials. New window and door materials on the proposed addition will match the existing materials.

Presentation:

Mr. Lowe (Contractor): Noted the application was continued based on the alteration of the exterior for reasons neighborhood context. The applicant presented image boards of neighboring houses and noted that all of the houses have stucco, some with stucco and stone cladding. The house as it is with wood siding and red brick is incompatible as it is the only house with its existing material palette. He then provided an image mock up of a foam window surround and stacked stone cladding and presented life-size material samples of the window with foam surround trim, and stacked stone with foam trim cap. The colors presented are the colors proposed.

Questions from the Board:

Lopez: asked what year the house was built and if the recent change was the removal of the storage square footage from the rear of the garage.

Applicant Response:

No further reasons

Public Comments:

Mr. Lowe: responded, the house was constructed in the 1960s, and yes the storage was removed at the last minute to comply with the setbacks.

Board Discussion:

Smeaton: noted that he was happy to see a trim above the stone cladding, but he does have an issue with the simplicity of the flat board tacked onto the wall to cap the stone.

Lopez: believes the scale of the addition is fine, and everything else is ok. His concern is that this is one of those nice 1960s houses with a 60s style, that is being replaced by fake material such as the fake foam trim and fake stone cladding. The house is a good example of wood siding and it is unfortunate that it is proposed for removal.

Masterman: noted that the ranch house with a brick cladding is true brick, but she noted that the brick is a material that is true to itself, it is solid, and not a veneer. This stone is a veneer and the intention is to make the stone true and provide it with a material depth.

Lejeune: noted that the planter in the front is also brick and inquired what is going to happen with that.

Mr. Lowe: noted the stone cladding will be applied to the brick planters too.

Lejeune: asked if the front windows are going to change.

Mr. Lowe: noted that they are to remain.

Masterman: Noted that the size of the addition is not dramatic as it really is just an enclosure of the existing spatial footprint. As an added suggestion, the applicant can build out the stone veneer with more mortar and provide a concrete cap to give it more depth.

DECISION:

Masterman: made a motion to APPROVE WITH CONDITION of a chair review to modify the detailing of the stone veneer with its cap.

Lejeune: Seconded the motion

APPROVED WITH CONDITION OF CHAIR REVIEW (3-1(Lopez); Fenske absent)

CEQA Categorical Exemption:

Section 15301, Existing Facilities. Class (e) Additions to existing structures.

- 4. Project Address:** 143 Pasadena Avenue
- Project Number:** 2054-DRX
- Applicant:** David Judson
- Potential Historic District:** None

Project Information:

A request for Design Review Board approval for a 42 sq. ft. illuminated wall sign on the front elevation that reads "Judson Studios" and below that will read "Art & Architectural Glass." The proposed color and materials of the sign will be opal and transparent glass. The dimensions of the sign are 31.5" x 16'.

Presentation:

Tim Carey, designer with the studio: Noted that Judson studios was once in Highland Park and recently moved to South Pasadena. They want to advertise their business and would like to do it with a glass sign as the company is a glass design studio.

Questions from the Board:

Lopez: inquired how the sign is going to be illuminated.

Mr. Carey: The sign will be lit with an led panel which allows it to be backlit by a thin light. The led panel will be covered with a frame so it will be evenly lit and embedded into the wall fascia.

Lopez: asked if the clear glass is frosted and if the red is actually red when lit.

Mr. Carey: The white is an opalescent glass and a solid panel, so it is translucent, but not transparent. In the day, it will appear white, with the green lettering appearing black, while at night, the white will glow while the green lettering will pop as green. The red will be show as red when lit.

Lejeune: asked if the black framing is glass.

Mr. Carey: it is steel, but we are unsure if it will be gunmetal black or powdercoated depending on the welding finish.

Applicant Response:

No additional response.

Public Comment:

No public comment.

Board Discussion:

Masterman: noted that the sign is appropriate to the building and to the neighborhood and for the company.

Decision:

Masterman: Made a motion to APPROVE THE PROJECT AS SUBMITTED and that it meets the Findings.

Lopez: Seconded the motion.

APPROVED AS SUBMITTED. (4-0; Fenske absent)

CEQA Categorical Exemption:

Section 15311, Accessory Structures. Class 11 (a) on-premise signs.

5. Project Address:	264 Saint Albans
Project Number:	2054-DRX
Applicant:	Christian Taylor, Owner
Potential Historic District:	None

Project Information:

Design Review Board will review an expired DRB project from 2000. The approved project consisted of a 330 sq. ft. addition to the first floor, an 865 sq. ft. addition to the second floor, and a new 1,333 sq. ft. to third floor. The project was revised and a 209 sq. ft. addition to the second floor was constructed without Planning and Building Dept. approvals. The property’s building permits expired in 2008, however, construction continued without valid approvals. The total square footage for the three story house consists of 5,076 sq. ft. The first floor is 1,971 sq. ft., the second floor is 1,745 sq. ft., and the third floor is

1,151 sq. ft. The exterior design and materials will remain the same as the previous approval. All work, including the existing unpermitted work, will be required to comply with current building codes and permitting procedures including a field inspection.

Presentation:

Mr. Taylor (owner): Presented the project and project and mentioned the changes as requested by the Board from last month.

Questions from the Board:

Smeaton: noted that the windows are not accurate from the grids and the operation types at above the entry door. The three big windows to the right are really three lights wide, vs four lites.

Applicant Response:

No further response.

Public Comments:

No Public Comments.

Board Discussion:

Lopez: noted that the foam molding detailing were previously approved, but they need to be on these plans because there are no details of how they are installed, the profile details, and they are a mystery that need to be reviewed.

Lejeune: asked if the balcony balustrade shown installed as shown in the photographs will be replaced with a different material as indicated in the drawings.

Mr. Taylor: Noted the balustrade railing will be a concrete balustrade.

Lopez: asked the Board for suggestions on the rear windows as they were installed already without the proposed trim indicated in the drawings. Should the Board be concerned with this detailing?

Lejeune: Noted that the Board sees details in the drawings, but what is the recourse for the construction to be different.

Lopez: asked staff if how inspections are done if details of finishes are not provided in the approved plans.

Sissi: Staff would have to inspect based off visual assumption, so having detailed drawings is helpful to make sure construction is followed through with the approved design.

Mr. Taylor: noted that the project is still in the making and is not 100% complete. When complete, it will be a Mediterranean style house with yellow stucco, foam trim, concrete baluster on the first floor and wood baluster on the second floor. He noted that from the street, only the front can be seen, and the rear could only be seen with a high-powered telescope.

Masterman: noted that The balusters, the foam surrounds, cornices, etc have all been carried over, but we don't have the details of them, so perhaps an original detail sheet from the original approved set is missing.

Lopez: noted that the architectural details are shown on the drawings, but the board does not understand them because we don't see or know of the shape, the spacing, the materials, the connections, etc so the Board can't approve of a design without knowing the details.

Smeaton: noted that the architectural details need to be defined.

Lopez: asked the board if it would be acceptable to have the applicant provide the requested details as a chair review.

Masterman: noted that this project was approved in 2000. It was modified in floor plan. The missing information that has been carried over for the unfinished portions such as the cornice, balustrades, and foam trims, for the board to approve.

DECISION:

Masterman: made a motion to approve the project with the condition that any and all missing architectural details and specifications are clarified through Chair review. Project meets the Findings.

Lopez: Seconded the motion with an amendment to note that the condition can be achieved through cut sheets, spec sheets or drawings.

**APPROVED WITH CONDITION FOR CHAIR REVIEW FOR CLARIFICATION OF ARCHITECTURAL DETAILS.
(4-0; Fenske absent)**

CEQA Categorical Exemption:

Section 15301, Existing Facilities. Class (e) Additions to existing structures.

NEW ITEMS

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| 6. Project Address: | 1225 Kolle Avenue |
| Project Number: | 2075-DRX |
| Applicant: | Michael Scaduto |
| Potential Historic District: | None |

Project Information:

A request for Design Review Board approval for a 1,166 single story addition to an existing 1,312 sq. ft. single story house on a 7,478 sq. ft. lot. The new single story addition will primarily expand to the rear and south side of the existing residence. As a result of the proposed addition, the existing kitchen will be relocated to the rear of the residence and a new entry way, hallway and bedroom will be constructed towards the front of the residence. As part of the addition, the entire roof will be removed and replaced with new hip and valley roof (4:1 slope). The proposed exterior material will consist of stucco exterior and new Spanish clay tile roof shingles. All new windows will be energy efficient with vinyl trim.

Presentation:

Mr. Scaduto: presented the project and noted that the property is sloped in such a manner at the street, that it sits below the street level. The house will be stucco and typical type 5 construction.

Questions from the Board:

Masterman: inquired about the plate height at 10 feet if that is from finish grade.

She asked what the plate height will be from finish floor.

Mr. Scaduto: Replied yes to Masterman's first question and the plate height will be 8'-6".

Lejeune: asked what the color of the stucco will be, if it will be different than what is existing?

Mr. Scaduto: Noted the color has not been decided yet.

Smeaton: inquired if the roof tile will be s tile.

Mr. Scaduto: Noted that this has not been decided yet.

Lopez: asked what the height difference is between the front garage and the rear house.

Mr. Scaduto: Noted that the difference will be 4 to 5 feet.

Applicant Response:

No further response.

Public Comments:

No Public Comments.

Board Discussion:

Smeaton: noted that he would like to see a sample of the roofing tile because it has to be clear for approval.

Lopez: Noted that there is no trim on the windows, and if they sit recessed or flush.

Mr. Scaduto: Noted that the windows sit flush with the stucco.

Lopez: noted that the existing windows have sills that stick out and if they are going to be removed or replaced.

Mr. Scaduto: Noted the sills will be removed and windows will be flush.

Lopez: noted that the scale of the house is acceptable and the project will not be easily visible from the street with the exception of the roof and a higher ridge. He also noted that only two windows are being kept.

Mr. Scaduto: Noted they are being kept, but they may be required for replacement by Building and Safety and it will not be an issue to replace them.

DECISION:

Smeaton: motion to approve the application as submitted with a condition for a chair review for the roofing material.

Lopez: seconded motion.

**APPROVED WITH CONDITION FOR CHAIR REVIEW OF ROOFING MATERIAL.
(4-0; Fenske absent)**

CEQA Categorical Exemption:

Section 15301, Existing Facilities. Class (e) Additions to existing structures.

DISCUSSION ITEMS

- 7. **Project Address:** 1521 Meridian Avenue
- Project Number:** CONCEPTUAL REVIEW
- Applicant:** Yimin Wang and Xinhua Jiang
- Potential Historic District:** N/A

Project Information:

A request for a conceptual review regarding the proposal for a new 1,017 sq. ft. second story addition to an existing 1,953 sq. ft. single story house on an 8,851 sq. ft. lot. **This item is for discussion purposes only; no decision shall be made at this time.**

Presentation:

Charles (designer): noted that the owners are interested in building a small two-story addition at the rear and that the rear is really the only viable location for the addition. The materials will be consistent with the existing house of stucco and shingle roofing.

Board Questions and Discussion:

Lopez: noted that photographs of all sides of house and all neighbors are required for the presentation. Window profile details are required along with window, roofing specs. He noted that the massing appears right and that it is in the back.

Masterman: the massing of the addition looks like it could use some tweaking. She noted that the original house has a Dutch gable and that if it were to be applied to the addition, it would help to tie it in better. Noted the corner window of the existing has wood siding, and suggested that language be carried over to the addition.

Lopez: believes that the roofing of the 2nd story addition is not similar enough to the existing Dutch gable, and it is not different enough, it is in an awkward in between.

Smeaton: noted that there is a 9 foot ceiling on the second floor which is not necessary, but if the plate height was reduced one foot and the window framing pop out was carried over on other elevations it would work better.

Masterman: noted that the ceiling plate height is probably 8 feet as the drawings depict 9 feet from plate height to plate height, not floor to plate. Suggested the applicant speak to neighbors about the proposal as they will be noticed before the action hearing, and to also provide a 3D model.

Lejeune: raised concern with the entirety of the rear yard being paved over. He suggested they provided some greenery for the rear yard. The Board in general had some confusion of the rear drive access. Lejeune requested to see a better site plan showing context, circulation, and photographs.

8. Project Address:	4935 Harriman Avenue
Project Number:	CONCEPTUAL REVIEW
Applicant:	Dino Tadiar
Potential Historic District:	N/A

Project Information:

A request for a conceptual review regarding the proposal for a facade change by removing the the front door entry bridge and replacing the front door with a window.. A new front door entrance is proposed on the lower level to this 3,039 sq. ft. two level house on a 11,268 sq. ft. lot. **This item is for discussion purposes only; no decision shall be made at this time.**

Presentation:

Rishi presented the project on behalf of applicant: noted that it is a two story SFR. The house has a pedestrian bridge from Harriman to access the internal spaces. The existing second floor has the public spaces and the lower level has the bedrooms. The proposal is to reconfigure the internal layout and move the private bedrooms to the second level/street level and the public spaces to the ground floor thus requiring the removal of the pedestrian bridge and replacement with entry steps at the front slope down from the street edge. He noted that this is currently the only house on Harriman with a pedestrian bridge intact. He also noted that a new landscape will be proposed as well.

Board Questions and Discussion:

Smeaton: inquired if the applicant had a detail of the steps down to the ground floor.

Details were not provided as the applicant wanted to get feedback on the concept first.

Lopez: noted that the renderings provided of the existing were great, and to provide renderings of the proposed when they come back along with better photography of the existing conditions. Noted that the new door on A3.0 should be carefully placed as the proposed elevation looks somewhat haphazard. Pay attention to the composition of the doors with the windows. The proposal does not say entry, and it should. He would also like to see enhanced landscaping alongside the proposed entry steps.

Smeaton: noted that the new front entry should have an entry sequence including a canopy of some sort that helps to identify this as an entry.

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9. **Project Address:** 5 Pasadena Avenue
Project Number: CONCEPTUAL REVIEW
Applicant: Steve Dahl, Architect
Potential Historic District: N/A

Project Information:

A request for a conceptual review regarding the proposal to construct a 5,839 sq. ft. two story, 5-unit office building on a 15,299 sq. ft. lot. The designated zoning for this proposal is Commercial General. The proposal also includes a 14 spaces of parking with a total area of 7,079 sq. ft. Parking is located on the west side of the building. The materials for this proposed office building include brick veneer and smooth stucco. **This item is for discussion purposes only; no decision shall be made at this time.**

Presentation:

Steve Dahl: Noted that Planning realized that the proposed project sits on three lots including one for the building and two for the parking lot, so planning is requiring the project to be put on hold until they can confirm what Parcel mapping needs to occur for the project to proceed, most likely a simple lot line adjustment. He also noted that the trash bin has been push further into the lot so it does not sit so visibly at the street. The trash enclosure has been designed to reflect the architecture of the building as requested by the board, and concrete paving had to be installed to lead to the trash enclosure for truck and trash bin. The ADA parking spot has been redesigned to be a half circle for added design fun.

Board Questions and Discussion:

Lopez: asked if there were any changes to main building.

Dahl: noted that the perforated metal has been added to the awnings to carryover the design detailing and it is on all sides of the building. The former recessed service entry has been flushed out as requested and the door will be frosted glass and it will not scream out service entrance. The corner at the street has been lowered to bench height to still provide safety and better visibility. The corner seat has been carried over to the other end as well. More river rocks have been proposed in the landscape to match the client's building across the street. The size of the globe lights have been increased as requested and the client has agreed to that. The detailing of the brick has been clarified. Full bricks at the fin walls above the roof plane, are required and the circular clearances will now full bricks that are perpendicular to the walls and slightly wider than the fins.

Lejeune: asked what the composition of the singular column was at that supports the roof.

Dahl: noted that it is a steel column that sits 4 feet above the roof and is wrapped in pre-cast concrete.

BOARD COMMENTS

10. No Board comments.

STAFF COMMENTS

11. No Staff comments.

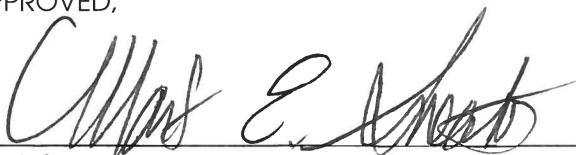
APPROVAL OF MINUTES

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

ADJOURNMENT

13. The meeting adjourned at 9:30 pm to the next scheduled Special Meeting on February 1, 2018.

APPROVED,



Mark Smeaton
Vice Chair, Design Review Board

07/20/2019
Date