

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

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

ROLL CALL

The meeting convened at: 7:06 pm

Board Members Present: Conrado Lopez - Chair, Mark Smeaton – Vice Chair, Jim Fenske, Michael Lejeune

Board Member Absent: Yeal 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. **Project Address:** 92 Pinecrest Drive
Project Number: 2024-NID-DRX
Applicant: Steve Laub, Owner
Potential Historic District: N/A

Project Information:

The DRB will review a proposal to demolish the existing single-family house with an attached carport. The existing structure consists of a 1,125 sq. ft. single story house on 4,799 sq. ft. lot. The CHC has approved the Historic Evaluation Report and has recommended approval to demolish the existing house with carport. The proposed project consists of 1,678 sq. ft. two story house with a 1,322 sq. ft. basement and a 465 sq. ft. attached garage. The first floor consists of: a foyer, a powder room, a kitchen and a dining/family room. The second floor consists of: a bedroom, a bathroom, a master bedroom a master bath room with a walk-in closet. A 66 sq. ft. second story deck is proposed on the front elevation and a 350 sq. ft. second story deck on the rear elevation. The exterior materials will consist of: Hardie Plank shingle siding, composition roof shingles, and vinyl windows and doors.

Presentation:

Steve Laub presented the project and noted the revisions needed as requested by the Board: eve and window details, addressing the neighbors' concerns, landscape plan, lighting fixtures, and garage door details. He provided a revised landscape plan at the meeting to indicate privacy trees along the western rear property line. He also noted the location of the pool equipment and HVAC that will be located to mitigate noise.

Board Questions:

Lopez: noted the garage door, and sought confirmation on the door specification.

Laub: noted he still went with an aluminum garage door to prevent weathering on the south-facing door.

Smeaton: inquired about the proposed stonework.

Laub: noted that the stone will be real and not manufactured cladding material

Public Comments:

No public comment.

Board Discussion:

Lopez: noted that he thought the articulation in the front was nice including the porch and the architectural detailing.

Smeaton: inquired if there was any more concerns with the neighbors.

Laub: noted that the neighbors have not raised any more concerns.

Lopez: noted that the solid balustrade of the rear upper deck was too monolithic, but he would not request a design change.

Laub: noted that the design for these privacy wing walls was to channel the view away from the neighbors, and to provide easier maintenance as opposed to transparent railing.

Decision:

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

Lejeune: Seconded the motion.

APPROVED AS SUBMITTED (4-0, Lir absent)

CEQA Categorical Exemption:

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

- 15301, Class 1, Existing Facilities, Subsection (I)(1), Demolition of a one single-family residence.
- 15301, Class 1, Existing Facilities, Subsection (L) Demolition of existing small structures, (4) accessory structures including garages, carports, swimming pools, and fences.
- 15303, New Construction of Small Structures, Class 3, (a) One single-family residence.

NEW ITEMS

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|-------------------------------------|-----------------------------|
| 3. Project Address: | 2020 Cambridge Place |
| Project Number: | 2162-DRX |
| Applicant: | Paul Shih |
| Potential Historic District: | N/A |

Project Information:

The DRB will consider a proposal for an 815 sq. ft. single addition to the existing 1,252 sq. ft. single story house on a 7,490 sq. ft. lot. The 815 sq. ft. addition will consist of two separate additions towards the rear elevation of the house. The first addition is a 318 sq. ft. and it will expand the kitchen area and add a new powder room and a new laundry room. The second addition is 496 sq. ft. and it will add a new master bedroom with a master bathroom. The 496 sq. ft. addition will be connected to the existing garage. The exterior materials for the addition will consist of wood side panel, composition roof shingles, and vinyl windows and doors. A new 105 sq. ft. front porch and an 85 sq. ft. deck in the rear are also proposed.

Presentation:

Paul Shih: presented the project and noted the proposed ground floor addition to the single-story house. All materials will match the existing materials. The front porch design has been redesigned as requested, and the rear entry has also been addressed to provide a cantilever overhang. The north

elevation has been given more articulation, and the proposed landscaping plan will be drought tolerant and will reduce the front lawn grass area by about 30 percent.

Board Questions:

Smeaton: inquired about the cap piece on the concrete post of the front porch column and the railing system.

Shih: the cap piece is wood. The railing will be 2x4 top and bottom rail and vertical slats.

Public Comments:

No public comment.

Board Discussion:

Fenske: expressed some concern with the simple detailing of the proposed front porch columns.

Lejeune: expressed concern with the skinny 4x4 post of the porch column.

Lopez: agreed with Lejeune that the aesthetic of the columns needs more mass.

Fenske: suggested the applicant provide an enlarged construction detail of the porch column top and bottom.

Lopez: advised against inserting the wooden post into the concrete post because it will rot within a few years. Overall, he was pleased with the project and the design changes as requested by the Board

Decision:

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

- Provide enlarged details of the front porch for the railing, the support columns and the open gable truss of the front porch roof.

Lopez: seconded motion.

APPROVED WITH CONDITIONS (4-0, 1)

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:
 - o (2) 10,000 square feet if:
 - (A) the project is in an arear 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:	720 El Centro Street
Project Number:	2175-DRX
Applicant:	Jim Fenske, Architect
Potential Historic District:	N/A

Project Information:

The DRB will consider a proposal for a small second story addition with the alteration to the existing second story front elevation dormer, to an existing 1,960 sq. ft. two story house on a 6,040 sq. ft. lot. The

new dormer will not be increasing the existing FAR. The dormer will only be expanding the storage area. All the existing windows will be replaced with aluminum clad windows. The exterior materials for the addition and the window siding will match the existing.

Note: Jim Fenske recused himself from the Chambers for the duration of this Item.

Presentation:

Laurie: Presented the project on behalf of Jim Fenske and noted the changes as requested by the Board from the previous conceptual review.

Board Questions:

No additional questions.

Public Comment:

No public comment.

Board Discussion:

Smeaton: noted that the project was simple and minor and should not be an issue for anyone.

Decision:

Decision:

Lejeune: made a motion to APPROVE the project as submitted.

Lopez: seconded the motion.

APPROVED (4-0, 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.

DISCUSSION ITEMS

5. **Project Address:** 1422 Alhambra Road (CONCEPTUAL REVIEW)
Project Number: 2179-DRX
Applicant: Jim Fenske, Architect
Potential Historic District: N/A

Project Information:

A request for a conceptual review regarding the proposal for a 977 sq. ft. new second story addition to an existing 1,382 sq. ft. single story house on a 6,740 sq. ft. lot.

Note: Jim Fenske recused himself from the Chambers for the duration of this Item..

Presentation:

Laurie: Presented the project on behalf of Jim Fenske and noted the changes made to address the concerns of the Board from the previous conceptual review. She also noted the Santa Barbara architectural treatments including two piece clay tiles, clay roof vents, and gable capped chimney.

Public Comments:

No public comment.

Questions/Discussion from the Board & Applicant Response:

Lopez: inquired if the existing garage will be demolished.

Laurie: Yes the garage will be demolished.

Lopez: noted that the project is a great improvement from the previous iteration. He did express concern about the rear second floor balcony and a possibility with concern from the neighbors, although he was supportive of the design move.

Lejeune: expressed concern with the simplicity of the upper floor rear balcony.

Mr. Suman (owner): noted that the railing is intended to be custom throughout the project

Smeaton: suggested some awnings over the second floor rear patio doors to provide additional architectural elements and to keep water off the door entry.

Smeaton: noted that there were some minor roof plan errors that should be fixed for the formal review.

Lopez: went over the required submittals for the formal review including the architectural details, landscape plan, etc.

Lejeune: noted that the front entry indicates several steps up to the entry floor, and that a railing should be required, and will help with the architectural detailing.

Lopez: noted that two trees are proposed for removal

Suman: Noted that he has obtained removal permits from public works for the two non-native palms.

Lopez: finalized the review by requesting the applicant work on the articulation, the massing, and clearing the existing garage for demolition.

COMMUNICATIONS

6. Comments from the Board

No Board Comments

7. Comments From Staff

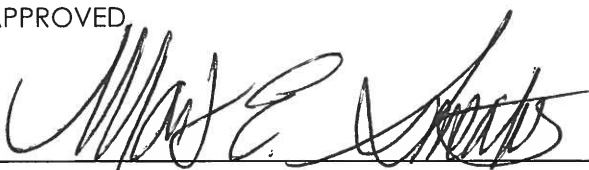
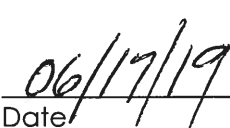
No Staff Comments

APPROVAL OF MINUTES

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

ADJOURNMENT

9. The meeting adjourned at 7:50 pm to the next scheduled January 4, 2019.

APPROVED,  _____ Mark Smeaton Chair, Design Review Board	 _____ Date
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