

**MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW BOARD  
CITY OF SOUTH PASADENA  
CONVENED THIS 7<sup>TH</sup> DAY OF JANUARY, 2014  
MAYOR'S CONFERENCE ROOM  
1424 MISSION STREET**

ROLL CALL		<p>The meeting convened at: 7:06 PM</p> <p>Board Members Present: Lawrence Abelson (Vice-Chair), Jim Fenske, Susan Masterman and Amy Nettleton</p> <p>Board Members Absent: Conrado Lopez (Chair)</p> <p>Staff Liaison: Knarik Vizcarra, Assistant Planner</p>
NON-AGENDA ITEMS	1.	None
CONTINUED ITEMS	2.	None
NEW ITEMS	3.	<p><b>Address: 1647 Via Del Rey</b>  <b>Project Number: 1663 –COA/ DRX</b>  <b>Applicant: Michael Liu</b>  <b>Project Information:</b></p> <p>A request for Design Review approval for a new 337 sq. ft. addition to the first floor of an existing 2,416 sq. ft. two story house on a 11,740 sq. ft. lot. The new 337 sq. ft. addition will be towards the rear of the dwelling unit, none visible from the street. The addition will consist of expanding the kitchen and dining areas. The proposed exterior materials will match the existing. The applicant is also proposing a façade change that consists of new vinyl windows, replacing the existing siding with new stucco, and stone veneer.</p> <p><b>Presentation:</b>  Designer, Michael Liu, presented the project and answered questions related to the front door and stacked stone. He clarified that all windows would be replaced as part of the project.</p> <p><b>Public Comment:</b>  None</p> <p><b>Board Discussion/Decision:</b>  The Board agreed that overall the design worked well and fit with the neighborhood, however noted that some clarification and changes were needed related to the proposed roofing, veneer detail, skylights, and front door.</p>

		<p>After discussion, the Board voted 4-0 (Abelson/Masterman) to APPROVE the project with the conditions that the following changes/clarification be made for Chair review:</p> <ol style="list-style-type: none"><li>1. Clarification that the stone veneer would wrap around the building and would have appropriate corner pieces.</li><li>2. Proposed roof must match the existing exactly, or the entire roof must be replaced in order to have a consistent material.</li><li>3. A cut sheet for the front door must be provided.</li><li>4. Inconsistent labeling on plans must be cleaned up.</li><li>5. Bubble skylights are not approved; to be replaced with flat profile skylights.</li></ol> <p>This motion was made on the finding that the project complies with Design Guidelines of the City of South Pasadena and the required findings contained in South Pasadena Municipal Code Section 36.410.040 to approve the design review application.</p>
	4.	<p><b>Address: 1325 Oak Hill Ave</b> <b>Project Number: 1667 –COA/ DRX</b> <b>Applicant: Daphne Abergel, Design</b> <b>Project Information:</b></p> <p>A request for Design Review approval to demolish an existing single family house and detached garage and construct a new 2,128 square foot, two-story single family house with an attached garage located at the front of the property. The house would feature a front porch, and a rear, second floor balcony. Proposed exterior materials include composition shingle roofing, hardie plank siding, aluminum-clad wood windows and wood posts and railings for the porch and balcony.</p> <p><b>Presentation:</b> Daphne Abregel presented the proposed project and answered questions from the Board related to materials. She clarified that the intent was to design a craftsman style house.</p> <p><b>Public Comment:</b> None</p> <p><b>Board Discussion/Decision:</b> Ms. Masterman expressed concern related to the proposal that included going from an existing house with a detached garage to one with an attached garage at the front. Mr. Abelson felt the design was not an appropriate craftsman, that a true style had not been followed. Ms. Nettleton agreed with the other comments and noted that the garage doors proposed were not of good quality, especially since they would be prominent from the front elevation. Ms. Masterman noted that the findings</p>

		<p>three and four would be difficult to make for the project as submitted.</p> <p>After discussion, the Board voted 4-0 (Abelson/Fenske) to CONTINUE the item to allow the applicant to work on the concerns addressed, and provide the following:</p> <ol style="list-style-type: none"> <li>1. Show outline of neighboring properties on the site plan</li> <li>2. Show correct street elevation with neighboring properties included</li> <li>3. Provide roof/eve detail</li> <li>4. Provide wall section to show how the windows would sit in the wall.</li> </ol>
DISCUSSION ITEMS	5.	<p><b>152 Warwick Ave</b></p> <p>Conceptual review for a modern design façade change to an existing two story house. This item is for discussion purposes only; no decision shall be made at this time.</p> <p><b>Discussion/Comment:</b>                  The Board commended the architect for the proposal noting that the design brought interest to the house, and was appropriate for the neighborhood.</p>
	6.	<p><b>4946 Collis Ave</b></p> <p>Conceptual review for a single and two story addition to an existing single family residence. The single story will be 1,436 sq. ft. and new second story addition will be 1,189 sq. ft. onto a 7,512 sq. ft. lot. This item is for discussion purposes only; no decision shall be made at this time.</p> <p><b>Discussion/Comment:</b>                  Following a presentation by the designer, the Board agreed that the design was too boxy, too big, and too severe. They recommended the designer consider the street context and massing in a redesign.</p>
	7.	<p><b>Street Seating</b></p> <p>The Board will review several options for new sidewalk and park seating throughout the City and provide recommendations with regard to the design of the street furniture.</p> <p><b>Discussion/Comment:</b>                  The Board considered the options presented and asked staff to follow up on the following questions in order to provide sufficient information for a design recommendation:</p> <ol style="list-style-type: none"> <li>1. Where will the seating/trash cans be located?</li> <li>2. Are there options for shad structures?</li> <li>3. Do these have to coordinate with other furniture (i.e. at parks)?</li> </ol>

	8.	<b>Citizen Summit on January 25, 2014</b>  Board members will identify one to three "big-picture items" that they would like the Council to consider for the Strategic Planning annual work plan. The Board will also designate a liaison who will attend the January 25, 2014 Citizen's Summit and be able to speak to the Commission's preferred priorities.  There was no discussion on this item, as it was already discussed at the January 7, 2014 meeting. The item was inadvertently left on the agenda.
BOARD COMMENTS	9.	None.
STAFF COMMENTS	10.	None.
APPROVAL OF MINUTES	11.	Minutes  Minutes were not reviewed at this meeting.
ADJOURNMENT	12.	The meeting adjourned at 9:18 P.M. to the next regularly scheduled meeting on February 4, 2014 at 7 P.M.

Approved,

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Conrado Lopez, Chair

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Date