

**SPECIAL MEETING
OF THE SAN MARINO PLANNING COMMISSION
JULY 29, 2020 - 7:00 P.M.**

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020. Members of the public Planning Commission Members and staff may participate by teleconference/virtual meeting.

CALL TO ORDER: Chair Wright called the meeting to order at 7:00 p.m. via teleconference/virtual meeting.

ROLL CALL **PRESENT:** Chair Jeri Wright, Vice-Chair John Dustin, Commissioner Shelley Boyle, Commissioner Raymond Cheng, Alternate Commissioner Monte Ross, and Alternate Commissioner James Okazaki (joined the meeting at 7:20PM).

ABSENT: Commissioner Se-Yao Hsu.

PUBLIC COMMENTS

There were no public comments at this time.

Chair Wright moved Agenda Item 8 forward before Agenda Item 1.

OTHER MATTERS

**8. EXTENSION REQUEST FOR CONDITIONAL USE PERMIT NO. CUP18-04
1400 SAN MARINO AVE., (LY)**

Director Cervantes presented the project.

Mr. An Ly, property owner, spoke and provided additional background information regarding the request.

Commissioner Cheng moved to approve the extension request with a new approval expiration date of September 26, 2020. Second by Commissioner Boyle.

AYES: Commissioner Cheng, Commissioner Boyle, Vice-Chair Dustin, and Chair Wright. NOES: None.

PUBLIC HEARINGS

**3. CONDITIONAL USE PERMIT NOS. CUP19-21, CUP19-24 AND DESIGN REVIEW NO. DRC19-87
835 HUNTINGTON DR., (TAO/DAHL)**

Senior Planner Edwards reported that the project was noticed incorrectly and recommended the project be continued to the August 26, 2020 meeting.

Hearing no public comments, Chair Wright closed the public hearing.

Commissioner Boyle moved to continue the project to the August 26, 2020 meeting. Second by Vice-Chair Dustin. AYES: Commissioner Boyle, Commissioner Cheng, Vice-Chair Dustin, and Chair Wright. NOES: None.

I. AN ORDINANCE OF THE CITY OF SAN MARINO REGARDING THE PRESERVATION OF TREES AND AMENDING THE SAN MARINO CITY CODE.

Director Cervantes presented the staff report and shared with the Commission that the City Council directed staff to implement the code amendment with the objective to coincide with the City's of Pasadena's Tree Preservation Ordinance.

The following persons spoke:

Jacky Barton and Peter Durbin, Residents on Saint Albans Rd.

Charles Martinson, 1340 Belhaven Rd.

Christina Fu, Arcadia, CA

Hearing no further public comments, Chair Wright closed the public hearing.

The Commission provided comments and it was the consensus of the Commission that the ordinance is ready for City Council's consideration.

Chair Wright moved to recommend the ordinance for City's Council's adoption. Second by Commissioner Boyle. AYES: Commissioner Boyle, Commissioner Cheng, Vice-Chair Dustin, and Chair Wright. NOES: None.

**2. DESIGN REVIEW NOS. DRC19-57HP AND DRC20-15
1215 SAINT ALBANS RD., (WANG/DIG INC.)**

Senior Planner Edwards presented the staff report.

The following persons spoke on the project:

Alex Chang, Project architect

Richard and Eileen Wang, property owners

There were no further public comments and Chair Wright closed the public hearing.

The Commission thanked the architect for revising the design thus far. However, the design remains visually massive for the site and is not compatible with homes within the legal neighborhood that display an understated elegance. The design contains a contemporary twist that is not found within the legal neighborhood.

Commissioner Cheng found that the architect has addressed prior issues raised by the Commission to a degree that he can support the design as submitted.

Alternate Commissioner Okazaki found the project consistent with other homes on Saint Albans Road.

Commissioner Boyle moved to deny the project. Second by Vice-Chair Dustin. AYES: Commissioner Boyle, Vice-Chair Dustin, and Chair Wright. NOES: Commissioner Cheng and Alternate Commissioner Okazaki.

**4. DESIGN REVIEW CASE NOS. DRC19-45HP AND DRC19-46
1315 S. SAN GABRIEL BLVD., (TRUONG/HAN)**

Associate Planner Choi presented the staff report.

The following persons spoke:
David Gutierrez, Representative of the applicants
Frank and Celine Truong, Property owners
Freeman Han, Project architect
Michael Johnson, 1300 Belhaven Rd.
Charles Martinson, 1340 Belhaven Rd.

Hearing no public comments, Chair Wright closed the public hearing.

It was the consensus of the Commission that the two-story home is massive for the one-story neighborhood. The Commission also commented that the project would benefit from a thoughtful landscape plan with shade trees.

Alternate Commissioner Okazaki moved to continue the project to the August 26, 2020 meeting. Second by Commissioner Boyle. AYES: Commissioner Boyle, Commissioner Cheng, Alternate Commissioner Okazaki, Vice-Chair Dustin, and Chair Wright. NOES: None.

**5. APPEAL FOR DESIGN REVIEW NO. DRC19-78
880 OXFORD RD., (ALBERTS)**

Assistant Planner Cervantes presented the staff report.

The following persons spoke:
Bruce Alberts, Property owner
R. Scott Jenkins, Legal representative for Mr. Alberts
Catherine "Tink" Cheney, Pasadena resident

Hearing no further public comments, Chair Wright closed the appeal hearing.

It was the consensus of the Commission that the driveway gate and fencing at the front of the property are not compatible with the block and that the impervious coverage element can be re-designed with more tree canopy.

Commissioner Cheng moved to continue the project to the August 26, 2020 meeting. Second by Commissioner Boyle. AYES: Commissioner Boyle, Commissioner Cheng, Alternate Commissioner Okazaki, and Chair Wright. NOES: Vice-Chair Dustin.

6. AN ORDINANCE OF THE CITY OF SAN MARINO REGARDING THE ACCESSORY DWELLING UNITS AND AMENDING THE SAN MARINO CITY CODE.

Director Cervantes presented the staff report.

Chair Wright provided suggestion on measuring height from natural grade instead of existing grade as written in the draft ordinance.

Alternate Commissioner Okazaki moved to recommend the ordinance for City's Council's adoption. Second by Vice-Chair Dustin. AYES: Commissioner Boyle, Commissioner Cheng, Alternate Commissioner Okazaki, Vice-Chair Dustin, and Chair Wright. NOES: None.

7. AN ORDINANCE OF THE CITY OF SAN MARINO AMENDING SECTIONS 23.07.09, 23.09.06 AND 23.15.10 OF THE SAN MARINO CITY CODE PERTAINING TO APPEALS.

Director Cervantes presented the staff report.

The Commission collectively found the draft ordinance appropriate in that it provides consistency between the reviewing bodies.

Alternate Commissioner Okazaki moved to approve the proposed ordinance. Second by Commissioner Boyle. AYES: Commissioner Boyle, Commissioner Cheng, Alternate Commissioner Okazaki, Vice-Chair Dustin, and Chair Wright. NOES: None.

ADJOURNMENT

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, August 26, 2020, at 7:00 P.M., pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom, the meeting will be held through teleconference.


ALDO CERVANTES,
SECRETARY