

CITY OF SAN MARINO

DESIGN REVIEW COMMITTEE AGENDA

Kevin Cheng, Chair

Corinna Wong, Vice-Chair

John Dustin

Judy Johnson-Brody

Chris Huang

Frances Banerjee, Alternate

Lon Wahlberg, Alternate



www.cityofsanmarino.org

(626) 300-0711 Phone

City Hall

Council Chambers

2200 Huntington Drive

San Marino, CA 91108

WEDNESDAY, JANUARY 3, 2018

7:00 P.M.

CITY HALL COUNCIL CHAMBERS

2200 HUNTINGTON DRIVE, SAN MARINO, CA

The City of San Marino appreciates your attendance. Citizens' interest provides the Design Review Committee with valuable information regarding issues of the community.

Regular Meetings are held on the 1st and 3rd Wednesday of every month.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (626) 300-0705 at least 48 hours prior to the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Chairman Kevin Cheng, Vice-Chair Corinna Wong, John Dustin, Judy Johnson-Brody, Chris Huang, Frances Banerjee, and Lon Wahlberg

POSTING OF AGENDA

The agenda is posted 72 hours prior to each meeting at the following locations: City Hall, 2200 Huntington Drive, the Crowell Public Library, 1890 Huntington Drive, and the Recreation Department, 1560 Pasqualito Drive. The agenda is also posted on the City's Website: <http://www.cityofsanmarino.org>

PUBLIC COMMENTS

Section 54954.3 of the Brown Act provides an opportunity for members of the public to address

the Design Review Committee on any item of interest to the public, before or during the Design Review Committee's consideration of the item, that is within the subject matter jurisdiction of the Design Review Committee.

PUBLIC HEARINGS

**1. DESIGN REVIEW COMMITTEE CASE NO. DRC16-75
1476 KENSINGTON RD., (KWOK)**

This item was continued from the November 15, 2017 meeting. The applicant proposes a new two-story house with a detached three-car garage.

(Required Action Date: 1-4-18)

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC17-25
1705 DURKLYN CT., (ZHOU)**

This item was continued from the November 15, 2017 meeting. The applicant proposes to construct a new two-story house with a basement and a detached three-car garage.

(Required Action Date: 3-30-18)

**3. DESIGN REVIEW COMMITTEE CASE NO. DRC17-84
1310 LORAIN RD., (SAKHRANI/WEBB)**

The applicant proposes to install roofing material not found on the City's Pre-Approved Roof Materials Colors and Application list.

(Required Action Date: 1-26-18)

**4. DESIGN REVIEW COMMITTEE CASE NO. DRC17-92
1942 ENDICOTT AVE., (LEE)**

The applicant proposes to remove the existing brick chimney and metal chimney flue from the existing single story residence.

(Required Action Date: 1-26-18)

OTHER MATTERS

5. APPROVAL OF MEETING MINUTES FOR JULY 5, 2017.

6. DISCUSSION OF EAGLE ROOFING, LIGHTWEIGHT DOUBLE EAGLE PONDEROSA TILE PRODUCT IN BROWN GRAY RANGE COLOR FOR THE PRE-APPROVED ROOF MATERIAL LIST.

OPEN FORUM

This is an opportunity for **future** applicants to informally present preliminary design concepts for feedback from members of the DRC. Comments received are based on members not having visited

the site and neighborhood. Therefore, positive comments should not be perceived as preliminary approval of a project but rather as a tool in facilitating a project through the Design Review process. No more than two DRC members may participate in Open Forum discussions. Applications that have been heard by the DRC may not be discussed during Open Forum.

PUBLIC WRITINGS DISTRIBUTED

All public writings distributed by the City of San Marino to at least a majority of the Design Review Committee regarding any item on this agenda will be made available at the Public Counter at City Hall located at 2200 Huntington Drive, San Marino, California.

ADJOURNMENT

The San Marino Design Review Committee will adjourn to the next regular meeting to be held on Wednesday, January 17, 2018 at 7:00 p.m. in the City Hall Council Chamber, 2200 Huntington Drive, San Marino, California.

APPEALS

There is a fifteen day appeal period for all applications. All appeals should be filed with the Planning and Building Department. Please contact the Planning and Building Department for further information.

City of San Marino AGENDA REPORT



Kevin Cheng, Chairman
Corinna Wong, Vice Chair
John Dustin
Judy Johnson-Brody
Chris Huang
Frances Banerjee, Alternate
Lon Wahlberg, Alternate

TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: JANUARY 3, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-75**
1476 KENSINGTON ROAD (KWOK)

PROJECT DESCRIPTION

The applicant proposes to construct a new two-story residence with a detached three-car garage. The proposed roofing material is Auburn Concrete Tiles along with a cooper roof over the front entry alcove and the arched dormer.

At the first and second hearings, the Design Review Committee expressed concerns over privacy impact on adjacent neighbors, vertical massing of the structure on the narrow lot, and the overall compatibility of the chosen style in a neighborhood with mostly traditional homes. At the third hearing, the Committee was concerned with the single dormer being visually imposing on the front façade, design of the lighting fixture and exterior details such as fascia boards and plaster bands. At the fourth hearing, the Committee found the structure lacking in exterior detailings and treatments traditionally associated with a French Provincial home.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303a because the project involves new structures.

PROJECT HISTORY

June 7, 2017 – First hearing before the DRC
August 2, 2017 – Second hearing before the DRC
October 18, 2017 – Third hearing before the DRC
November 15, 2017 – Fourth hearing before the DRC
January 3, 2018 – Fifth hearing before the DRC
January 4, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS (as of 6/7/2017)

Approve - 5
Object – 5

Object – 2 (outside of legal neighborhood)

No response – 3

DESIGN REVIEW FINDINGS

The project complies with City's story poles policy and public notice requirement.

Section 23.15.08 of the San Marino City Code states that the DRC shall approve the application if it finds all of the following to be true:

1. That the proposed structure is compatible with the neighborhood.

Staff can make this finding: YES NO NOT APPLICABLE

Comments: The Committee found the project to be compatible with the neighborhood in scale and massing. The remaining issue from the November 15, 2017 meeting was the modern interpretation of the French Provincial style not blending in with conventional styles in the neighborhood. In response, the applicant has incorporated traditional elements such as precast quoins at building corners, copper louver vents, and rectangle doors set in arched openings and arched shutters. The front façade (west elevation) is balanced and symmetrically proportioned. A pair of copper finials are included to enhance the charm of the structure.

2. That the proposed structure is designed and will be developed in a manner which balances the reasonable expectation of privacy of persons residing on contiguous properties with the reasonable expectations of the applicants to develop their property within the restrictions of this Code.

Staff can make this finding: YES NO NOT APPLICABLE

Comments: The north and south elevations contain a minimum numbers of windows on the second floor and the windows are adequately setback from neighboring structures to prevent privacy concerns. A new block wall and a new hedge will serve to further minimize privacy impacts on the north neighbor.

3. In the case of a building addition, the proposal is compatible with the existing building which includes the rooflines.

Staff can make this finding: YES NO NOT APPLICABLE

4. That the colors and materials are consistent and match the existing building or structure.

Staff can make this finding: YES NO NOT APPLICABLE

Comments: The proposed lighting fixture design is more in keeping with the traditional character of the structure. Staff recommends a pair of topiary tree with planter in front of the entry alcove. Staff can make this finding provided that muntin is provided for the casement windows in Bedroom 2 facing the rear yard and that wood shutters be provided on the remainder of the structure (east, west, and south elevations).



City of San Marino AGENDA REPORT



Kevin Cheng, Chair

Corinna Wong, Vice-Chair

John Dustin

Judy Johnson-Brody

Chris Huang

Frances Banerjee, Alternate

Lon Wahlberg, Alternate

TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI
ASSOCIATE PLANNER

DATE: JANUARY 3, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC17-25**
1705 DURKLYN COURT, (ZHOU)

PROJECT DESCRIPTION

The applicant proposes to construct a two-story residence with a basement and a detached three-car garage.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303a (New construction).

PROJECT HISTORY

November 15, 2017 – First hearing before the DRC. The Committee found the proposal incompatible with the neighborhood, citing issues with massing, height, front entry treatment, and roof design.
January 3, 2018 – Second hearing before the DRC
March 30, 2018 – Required action date

The applicant is requesting a continuance to the February 21, 2018 meeting for additional time to redesign the project.



JEFF A. ROBERTS AND ASSOCIATES, INC.
ENGINEERING CONSULTING SERVICES

December 21, 2017

**Christine Song / Eva Choi
City of San Marino
Planning & Building Department
2200 Huntington Drive
San Marino, CA 91108**

**Subject: 1705 Durklyn Ct. San Mrino
"DR Case No. 17-25"**

JAR Project No. 2017115

I am writing to request a continuance on our current DRC Case. We have to do some revisions and will need more time to complete them. We would like to request a new appointment for your DRC Hearing on February 21, 2018. If there are any questions or further action required from our office please feel free to contact us at 818-352-2525 or my email: frank.fuentes@jeffrobertsengineering.com. Our office will be closed from Monday Dec. 25 to January

Respectfully Submitted,


Frank Fuentes, Project Manager

Date December 21, 2017

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: CHRISTINE SONG, ASSISTANT PLANNER

DATE: JANUARY 3, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC17-84**
1310 LORAIN RD., (SAKHRANI/WEBB)

Kevin Cheng, Chair
Corinna Wong, Vice Chair
John Dustin
Judy Johnson-Brody
Chris Huang
Frances Banerjee, Alternate
Lon Wahlberg, Alternate

PROJECT DESCRIPTION

The applicant requests to replace the existing wood shake roofing material on the residence and attached garage with composition fiberglass roofing material manufactured by CertainTeed (Landmark TL) in the color Country Gray.

The CertainTeed composition fiberglass roofing material is installed at 1780 Warwick Rd. (Shenandoah color) and 1435 Circle Dr. (Moire Black color) within the city. The same material in the color Weathered Wood is also installed at 4616 Castle Rd. in the city of La Canada.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(e)(1) – Existing Facilities.

PROJECT HISTORY

January 3, 2017 – First hearing before DRC
January 26, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 5
Object – 0
No response - 4

DESIGN REVIEW FINDINGS

Section 23.15.08 of the San Marino City Code states that the DRC shall approve the application if it finds all of the following to be true:

1. That the proposed structure is compatible with the neighborhood.

Staff can make this finding: YES NO NOT APPLICABLE

Comments: Most of the homes in the neighborhood exhibit tile and wood shake roofing material in earth tone colors. The proposed installation of the composition shingle roofing material would not be compatible with the general appearance of the legal neighborhood.

2. **That the proposed structure is designed and will be developed in a manner which balances the reasonable expectation of privacy of persons residing on contiguous properties with the reasonable expectations of the applicants to develop their property within the restrictions of this Code.**

Staff can make this finding: YES NO NOT APPLICABLE

3. **In the case of a building addition, the proposal is compatible with the existing building which includes the rooflines.**

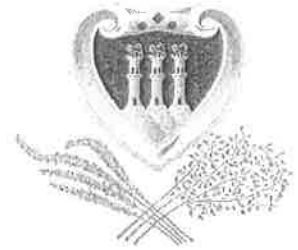
Staff can make this finding: YES NO NOT APPLICABLE

4. **That the colors and materials are consistent and match the existing building or structure.**

Staff can make this finding: YES NO NOT APPLICABLE

Comments: Staff finds that the proposed CertainTeed roofing material in the Country Gray color would not be compatible with the existing Minimal Traditional house. The composition shingle roofing material does not sufficiently mimic the appearance of wood shake and the color is too dark and cool-toned for the overall look of the existing house. A lighter earth tone roofing material would be more suitable to maintain compatibility with the brick detailing on the house as well.

City of San Marino
AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: CHRISTINE SONG, ASSISTANT PLANNER

DATE: JANUARY 3, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC17-92**
1942 ENDICOTT AVE., (CHEUNG)

Kevin Cheng, Chair
Corinna Wong, Vice Chair
John Dustin
Judy Johnson-Brody
Chris Huang
Frances Banerjee, Alternate
Lon Wahlberg, Alternate

PROJECT DESCRIPTION

The applicant requests to remove the existing brick chimney and metal chimney flue on the residence.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(e)(1) – Existing Facilities.

PROJECT HISTORY

January 3, 2017 – First hearing before DRC
January 26, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 9
Object - 0
No response - 4

DESIGN REVIEW FINDINGS

Section 23.15.08 of the San Marino City Code states that the DRC shall approve the application if it finds all of the following to be true:

1. That the proposed structure is compatible with the neighborhood.

Staff can make this finding: YES NO NOT APPLICABLE

Comments: The neighborhood predominantly consists of Minimal Traditional structures. The existing structure will still be compatible with the neighborhood with the proposed removal of the

existing chimney and flue, as it would not alter the structure significantly and the architectural style of the structure would remain unchanged.

2. **That the proposed structure is designed and will be developed in a manner which balances the reasonable expectation of privacy of persons residing on contiguous properties with the reasonable expectations of the applicants to develop their property within the restrictions of this Code.**

Staff can make this finding: YES NO NOT APPLICABLE

3. **In the case of a building addition, the proposal is compatible with the existing building which includes the rooflines.**

Staff can make this finding: YES NO NOT APPLICABLE

4. **That the colors and materials are consistent and match the existing building or structure.**

Staff can make this finding: YES NO NOT APPLICABLE

Comments: Staff finds that the proposed removal of the existing chimney and metal flue will not alter any colors/materials or have a significant impact on the appearance of the existing structure, so the change is acceptable.

**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
JULY 5, 2017 - 7:00 P.M.**

CALL TO ORDER Committee Member John Dustin called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Committee Member John Dustin, Committee Member Kevin Cheng, Committee Member Corinna Wong, Alternate Committee Member Judy Johnson-Brody, Alternate Committee Member Chris Huang.

ABSENT: None.

APPEAL PROCEDURE

Committee Member John Dustin gave an explanation of the Design Review Committee procedures and explanation of the fifteen-day appeal procedure to the members of the audience.

PUBLIC COMMENTS

Hai-Sou Chen, 2365 Roanoke Road, congratulated the appointment of the new DRC Chair and Vice-Chair. Mr. Chen addressed the Committee on his concerns about application materials that should be provided by project applicants for future projects.

Shirley Jagels, 1404 Wilson Avenue, addressed the Committee on her concerns regarding the draft Historic Preservation Ordinance.

1. OATH OF OFFICE FOR NEW DESIGN REVIEW COMMITTEE MEMBERS

Assistant Planner Choi administered the oath of office to returning DRC Committee Members Judy Johnson-Brody and Chris Huang.

2. REORGANIZATION OF THE DESIGN REVIEW COMMITTEE

Committee Member John Dustin requested clarification of the selection process for the Committee Chair.

Assistant Planner Choi confirmed that the Committee Chair is not always selected based on seniority.

Committee Member John Dustin nominated Committee Member Kevin Cheng for Chairman. Second by Committee Member Corinna Wong. AYES: Committee Member Cheng, Committee Member Wong, Committee Member Johnson-Brody, Committee Member Dustin, Committee Member Huang. NOES: None.

Committee Member John Dustin nominated Committee Member Corinna Wong for Vice-Chair. Second by Chairman Kevin Cheng. AYES: Chairman Cheng, Committee Member Wong, Committee Member Johnson-Brody, Committee Member Dustin, Committee Member Huang. NOES: None.

PUBLIC HEARINGS

3. DESIGN REVIEW COMMITTEE CASE NO. DRC16-86 1560 OLD MILL RD., (TAN/CHANG)

Assistant Planner Choi presented the project and stated staff was unable to make all the required findings.

Alex Chang, project architect, presented the project and answered questions.

The following people spoke about the project:

Ronald Okum, 1530 Old Mill Road, spoke in support of the project.

Oscar Huang, 1600 Old Mill Road asked questions about the project and stated he was concerned about the safety of the subterranean driveway.

Shirley Jagels, 1404 Wilson Avenue, stated concerns about the historic significance of the existing residence.

It was the consensus of the Committee that the project was compatible with the neighborhood and the design was acceptable.

Committee Member Johnson-Brody moved to approve the project. Second by Vice-Chair Wong. AYES: Chairman Cheng, Vice-Chair Wong, Committee Member Johnson-Brody, Committee Member Dustin, Committee Member Huang. NOES: None.

4. DESIGN REVIEW COMMITTEE CASE NO. DRC16-107 1867 WINDSOR RD., (LI/XIAO)

Assistant Planner Choi presented the staff report and stated staff was able to make all the required findings.

Feng Xiao, project architect, presented the project and answered questions.

There were no public comments.

It was the consensus of the Committee that the project was compatible with the neighborhood. Committee Member Dustin stated that the proposed stucco color seemed too bright of a color.

Committee Member Johnson-Brody moved to approve the project. Second by Committee Member Huang. AYES: Chairman Cheng, Vice-Chair Wong, Committee Member Johnson-Brody, Committee Member Huang. NOES: Committee Member Dustin.

**5. DESIGN REVIEW COMMITTEE CASE NO. DRC16-83
2735 CANTERBURY RD., (KWOK/PDS STUDIO INC.)**

Assistant Planner Choi presented the project and stated that the applicant is requesting a continuance to allow for additional time to revise the project design.

There were no public comments.

Vice-Chair Wong moved to continue the project to the meeting of August 16, 2017. Second by Committee Member Dustin. AYES: Chairman Cheng, Vice-Chair Wong, Committee Member Huang, Committee Member Dustin, Committee Member Johnson-Brody. NOES: None.

**6. DESIGN REVIEW COMMITTEE CASE NO. DRC17-19
1351 BEDFORD RD., (SUN/CHEN/SAWASY)**

Assistant Planner Choi presented the project and stated staff could make all of the required findings.

Susan Sawasy, applicant, presented the project and answered questions.

There were no public comments.

It was the consensus of the Committee that the project is compatible with the existing house and the neighborhood.

Committee Member Dustin moved to approve the project. Second by Committee Member Johnson-Brody. AYES: Chairman Cheng, Vice-Chair Wong, Committee Member Huang, Committee Member Johnson-Brody, Committee Member Dustin. NOES: None.

**7. MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC17-04
1701 WARWICK RD., (PFEIFFER/FINK)**

Assistant Planner Choi presented the project and stated that staff could make all of the required findings.

Jeffrey Fink, architect, presented the project and answered questions.

There were no public comments.

Committee Member Johnson-Brody stated concerns about the three new windows at the rear appearing too contemporary in style and incompatible with the existing house.

It was the consensus of the Committee that there was a lack of details regarding the proposed exterior colors and materials of the project.

Committee Member Dustin moved to continue the project to the meeting of August 16, 2017. Second by Committee Member Huang. AYES: Chairman Cheng, Vice-Chair Wong, Committee

Member Dustin, Committee Member Huang, Committee Member Johnson-Brody. NOES: None.

OTHER MATTERS

8. APPROVAL OF MEETING MINUTES FOR MARCH 1, 2017, MAY 3, 2017, AND JUNE 21, 2017.

Committee Member Dustin moved to approve the minutes with noted corrections. Second by Vice-Chair Wong. AYES: Chairman Cheng, Vice-Chair Wong, Committee Member Dustin, Committee Member Johnson-Brody, Committee Member Huang. NOES: None.

ADJOURNMENT

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, July 19, at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

CHRISTINE SONG,
ASSISTANT PLANNER