

CITY OF SAN MARINO

DESIGN REVIEW COMMITTEE AGENDA

Howard Brody, Chair
Kevin Cheng, Vice-Chair
Judy Johnson-Brody
Chris Huang
Joyce Gatsoulis Batnij
Lon Wahlberg, Alternate



www.cityofsanmarino.org
(626) 300-0711 Phone
City Hall
Council Chambers
2200 Huntington Drive
San Marino, CA 91108

WEDNESDAY, AUGUST 1, 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: Chair Howard Brody, Vice-Chair Kevin Cheng, Joyce Gatsoulis Batnij, Judy Johnson-Brody, Chris Huang, 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. DRC18-06
1270 MESA RD., (GU/SUEN)**

*This item was continued from the June 20, 2018 meeting. The applicant proposes to construct a street-facing side yard driveway gate and perimeter fencing.
(Required Action Date: 8-4-18)*

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC17-100
605 CHAUCER RD., (HUANG/HAN)**

*This item was continued from the July 5, 2018 meeting. The applicant proposes to construct a street-facing side yard fence and pedestrian gate.
(Required Action Date: 8-6-18)*

**3. DESIGN REVIEW COMMITTEE CASE NO. DRC18-34
1240 GARFIELD AVE., (HE/TSAI)**

*The applicant proposes to modify previously approved windows.
(Required Action Date: 9-7-18)*

OTHER MATTERS**4. APPROVAL OF MEETING MINUTES FOR JUNE 20, 2018 AND JULY 5, 2018.****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 meeting to be held on Wednesday, August 15, 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



Howard Brody, Chair

Kevin Cheng, Vice-Chair

Judy Johnson-Brody

Chris Huang

Joyce Gatsoulis Batnij

Lon Wahlberg, Alternate

TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: CHRISTINE SONG, ASSISTANT PLANNER

DATE: AUGUST 1, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC18-06**
1270 MESA RD., (GU/SUEN)

PROJECT DESCRIPTION

The applicant proposes to construct a street-facing side yard driveway gate and perimeter fencing.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303(e) because the project involves an accessory structure.

PROJECT HISTORY

June 20, 2018 – First hearing before the DRC. The Committee cited issues with the overall ornate design of the proposed gate.

August 1, 2018 – Second hearing before the DRC

August 4, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 8

Object - 0

No response - 7

DESIGN REVIEW FINDINGS

San Marino City Code Section 23.13.04G identifies separate design review findings relating to the approval of fence, gates, walls and pilasters. It also states that the Design Review Committee may reduce the maximum permitted height, increase the minimum required setback and decrease the maximum permitted opacity of any fence, gate, pilaster, yard wall or retaining wall located in the *front* yard.

The Design Review Committee may not reduce the maximum permitted height, increase the minimum required setback or decrease the maximum permitted opacity of any fence, gate, yard wall or retaining wall located in a *side* yard adjacent to a street; except, that the Design Review Committee or Commission can increase the minimum setback for a gate providing access to a driveway in order to protect pedestrian or vehicular traffic.

The DRC shall approve the application for the gate in the rear yard and retaining wall along the property line if it finds all of the following to be true:

- 1. That the proposed fence, gate, pilaster, yard wall or retaining wall is architecturally compatible with the existing residence.**

Staff can make this finding: YES NO NOT APPLICABLE

Comment: The proposed driveway gate can be found compatible with the existing residence as there are other existing wrought iron details around the front entry way of the home.

- 2. That the proposed fence, gate, pilaster, yard wall or retaining wall is consistent with the size and location of fences, gates, pilasters, yard walls and retaining walls on the block on which the property is located.**

Staff can make this finding: YES NO NOT APPLICABLE

The Municipal Code defines Block as the property abutting on one side of a street and lying between the two (2) nearest intersecting or intercepting streets or between the termination of such street and the nearest intersecting or intercepting street.

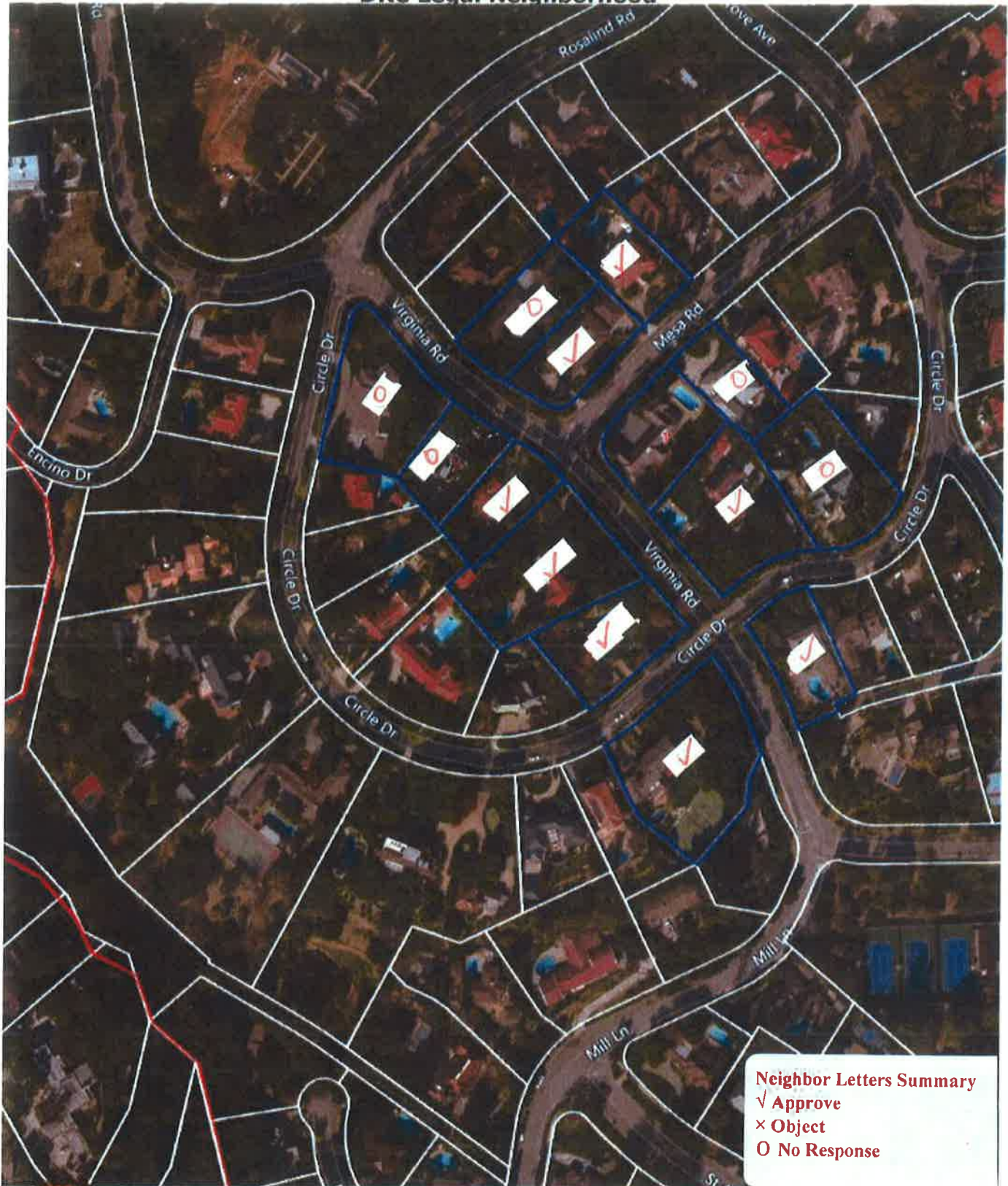
Comments: The size, location, and height of the proposed street facing driveway gate and fencing on the subject property are consistent with other wrought iron front yard fences that are found on the subject block. For the purpose of analyzing compatibility with existing residences, Staff observed houses adjacent to the subject property and others located along the same side of Mesa Road, in between Virginia Road and Oak Grove Avenue.

- 3. That the proposed fence, gate, pilaster, yard wall or retaining wall preserves site lines and is otherwise located in a manner not to create a hazard to pedestrian or vehicular traffic.**

Staff can make this finding: YES NO NOT APPLICABLE

Comments: The proposed driveway gate and fencing will maintain a setback of 35 feet and 6 inches from the side property line and will not disrupt oncoming vehicular traffic nor cause a hazardous condition to pedestrian traffic.

1270 Mesa Road DRC Legal Neighborhood



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City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: CHRISTINE SONG, ASSISTANT PLANNER

DATE: AUGUST 1, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC17-100**
605 CHAUCER RD., (HUANG/HAN)

Howard Brody, Chair
Kevin Cheng, Vice-Chair
Judy Johnson-Brody
Chris Huang
Joyce Gatsoulis Batnij
Lon Wahlberg, Alternate

PROJECT DESCRIPTION

The applicant proposes to construct a street-facing side yard fence and pedestrian gate.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303(e) because the project involves an accessory structure.

PROJECT HISTORY

July 5, 2018 – First hearing before the DRC. The project was continued due to design issues regarding the proposed use of the concrete block material for the wall.

August 1, 2018 – Second hearing before the DRC

August 6, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 4

Object – 2

Neither – 1

No response – 8

DESIGN REVIEW FINDINGS

San Marino City Code Section 23.13.04G identifies separate design review findings relating to the approval of fence, gates, walls and pilasters. It also states that the Design Review Committee may reduce the maximum permitted height, increase the minimum required setback and decrease the maximum permitted opacity of any fence, gate, pilaster, yard wall or retaining wall located in the *front* yard.

The Design Review Committee may not reduce the maximum permitted height, increase the minimum required setback or decrease the maximum permitted opacity of any fence, gate, yard wall or retaining wall located in a *side* yard adjacent to a street; except, that the Design Review Committee or Commission

can increase the minimum setback for a gate providing access to a driveway in order to protect pedestrian or vehicular traffic.

The DRC shall approve the application for the gate in the rear yard and retaining wall along the property line if it finds all of the following to be true:

- 1. That the proposed fence, gate, pilaster, yard wall or retaining wall is architecturally compatible with the existing residence.**

Staff can make this finding: YES NO NOT APPLICABLE

Comments: Staff finds that the proposed fence and pedestrian gate can be found architecturally compatible with the existing residence and would result in a less heavy appearance than the previously proposed concrete block wall.

- 2. That the proposed fence, gate, pilaster, yard wall or retaining wall is consistent with the size and location of fences, gates, pilasters, yard walls and retaining walls on the block on which the property is located.**

Staff can make this finding: YES NO NOT APPLICABLE

The Municipal Code defines Block as the property abutting on one side of a street and lying between the two (2) nearest intersecting or intercepting streets or between the termination of such street and the nearest intersecting or intercepting street.

Comments: At the prior hearing, the Committee expressed concerns about the compatibility of a concrete block wall on the subject street. Staff finds that the revised proposal for a wrought iron fence is more consistent with the location and height of the adjacent property's (610 Canterbury Rd.) existing wrought iron fence.

- 3. That the proposed fence, gate, pilaster, yard wall or retaining wall preserves site lines and is otherwise located in a manner not to create a hazard to pedestrian or vehicular traffic.**

Staff can make this finding: YES NO NOT APPLICABLE

Comment: The proposed fence will maintain a setback of 20 inches from the property line and will not disrupt oncoming vehicular traffic nor cause a hazardous condition to pedestrian traffic.



Neighbor Letters Summary

- ✓ Approve
- × Object
- No Response
- Neither

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: CHRISTINE SONG, ASSISTANT PLANNER

DATE: AUGUST 1, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC18-34**
1240 GARFIELD AVE., (HE/ TSAI)

Howard Brody, Chair
Kevin Cheng, Vice-Chair
Judy Johnson-Brody
Chris Huang
Joyce Gatsoulis Batnij
Lon Wahlberg, Alternate

PROJECT DESCRIPTION

The applicant proposes to modify previously approved windows on an existing one-story residence. The applicant is seeking approval for a modification that has already been completed in the field.

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

August 1, 2018 – First hearing before DRC
September 7, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 7
Object – 0
No response – 6

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 legal neighborhood consists of both one-story and two-story structures in various traditional architectural styles. The applicant has installed windows that are not consistent with previously approved plans. Staff finds that although no major design changes were made to the existing Minimal Traditional Style home, the style of the windows that were installed impacts the overall appearance of the home and its compatibility with the legal neighborhood. The other homes within the legal neighborhood have windows that are consistent in terms of grid system, style, and operation.

- 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

Comment: Only existing windows were replaced.

- 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

Comments: The project does not involve a building addition, however the proposed window modification is not compatible with the existing structure as the fenestrations and window operations are not consistent throughout the house. The difference in window styles result in architecturally inconsistent building facades and a very arbitrary appearance.

- 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: Although the window material and manufacturer are on the City's Pre-Approved Material list, the various styles and operations of the windows used are not compatible with the existing structure.

1240 Garfield Ave.

