

**REGULAR MEETING  
OF THE SAN MARINO DESIGN REVIEW COMMITTEE  
JULY 5, 2018 - 7:00 P.M.**

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

**PLEDGE OF ALLEGIANCE:** Committee Member Cheng led the Pledge of Allegiance.

**ROLL CALL**

**PRESENT:** Committee Member Joyce Gatsoulis Batnij, Committee Member Howard Brody, Committee Member Judy Johnson-Brody, Committee Member Kevin Cheng, Committee Member Chris Huang, Alternate Committee Member Lon Wahlberg

**ABSENT:** None

**APPEAL PROCEDURE**

Committee Member Cheng 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**

There were no public comments.

1. **OATH OF OFFICE FOR NEW COMMITTEE MEMBERS**
2. **REORGANIZATION OF THE DESIGN REVIEW COMMITTEE**

Committee Member Batnij motioned to appoint Committee Member Brody as Chair of the Design Review Committee. Second by Committee Member Cheng. The motion carried unanimously by the following vote: AYES: Committee Member Batnij, Committee Member Brody, Committee Member Johnson-Brody, Committee Member Cheng, Committee Member Huang. NOES: None.

Chair Brody motioned to appoint Committee Member Cheng as Vice-Chair of the Design Review Committee. Second by Committee Member Batnij. The motion carried unanimously by the following vote: AYES: Committee Member Batnij, Committee Member Johnson-Brody, Committee Member Huang, Vice-Chair Cheng, and Chair Brody. NOES: None.

Chair Brody provided a brief explanation of his approach as Chairman for future applications to be presented before the Committee.

**PUBLIC HEARING**

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

Assistant Planner Song presented the project and stated that staff was unable to make the required findings for the proposed block wall.

The following persons spoke:

Freeman Han, project architect, presented the project.

Harry Surmenian, 575 Sierra Vista Avenue.

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

Chair Brody stated that the concept of a block wall at this corner property is incompatible with the legal neighborhood. A majority of the Committee found the proposed block wall material to be incompatible with the residence and the legal neighborhood.

Chair Brody moved to deny the project. The motion failed for lack of a second.

Vice-Chair Cheng moved to continue the project to the August 1, 2018 meeting. Second by Committee Member Johnson-Brody. AYES: Committee Member Batnij, Committee Member Johnson-Brody, Committee Member Huang, and Vice-Chair Cheng. NOES: Chair Brody.

**4. DESIGN REVIEW COMMITTEE CASE NO. DRC18-03  
1640 EUCLID AVENUE, (XIA/AND STUDIO)**

Associate Planner Choi presented the project and stated staff could make all of the required findings for the first and second story addition project.

The following person spoke:

Won Cho, project architect.

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

It was the consensus of the Committee that the addition project is compatible with the existing structure and with the neighborhood, provided that conditions related to exterior materials and oak tree protection are implemented.

Committee Member Johnson-Brody moved to approve the project with the following conditions.

1. Provide wood siding on the top half east elevation to match existing siding on the structure.
2. New patio doors shall have grid system to match existing windows on the structure.
3. Applicant to provide sample material for rear yard decking and proposed exterior lighting fixtures for staff approval.
4. Provide a tree protection plan to preserve and protect the oak tree during construction.

Second by Chair Brody. The motion carried unanimously by the following vote: AYES: Committee Member Batnij, Committee Member Johnson-Brody, Committee Member Huang, Vice-Chair Cheng, and Chair Brody. NOES: None.

**5. DESIGN REVIEW COMMITTEE CASE NO. DRC17-74  
1346 WILBURY ROAD, (WANG/KIYOHARA MOFFIT)**

Assistant Planner Song presented the project, stated that staff was unable to make all of the required findings for the project and recommended denial of the project.

The following person(s) spoke:

Gina Moffit, project architect.

Paige Parnish, attorney representing the property owners at 1345 Winston Avenue.

Jack Wu, 1355 Winston Avenue.

Christa Lakon, 2340 Coniston Place.

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

It was the consensus of the Committee that the proposed project is poorly integrated with the existing structure; it is pop-up design and is incompatible with the neighborhood. The committee also found issues with the window placements and privacy impacts on adjacent neighbors.

Chair Brody moved to deny the project as submitted. Second by Committee Member Huang. The motion carried unanimously by the following vote: AYES: Committee Member Batnij, Committee Member Johnson-Brody, Committee Member Huang, Vice-Chair Cheng, and Chair Brody. NOES: None.

**OTHER MATTERS**

**6. REQUEST FOR PROJECT APPROVAL EXTENSION  
1560 OLD MILL ROAD, (DESIGN INSPIRATION GROUP, INC.)**

Associate Planner Choi presented the staff report.

The following persons spoke:

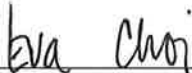
Jeff Tan, son of the property owner.

Alex Chang, project architect.

Vice-Chair Cheng moved to approve the extension request with a new approval expiration date of July 5, 2019. Second by Committee Member Huang. The motion carried unanimously by the following vote: AYES: Committee Member Batnij, Committee Member Johnson-Brody, Committee Member Huang, Vice Chair Cheng, and Chair Brody. NOES: None.

**ADJOURNMENT**

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, July 18, 2018 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

  
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EVA CHOI,  
ASSOCIATE PLANNER