

**CITY OF SAN MARINO**

**DESIGN REVIEW COMMITTEE AGENDA**

*Kevin Cheng, Chair*

*Corinna Wong, Vice-Chair*

*John Dustin*

*Judy Johnson-Brody*

*Chris Huang*



[www.cityofsanmarino.org](http://www.cityofsanmarino.org)

(626) 300-0711 Phone

City Hall

Council Chambers

2200 Huntington Drive

San Marino, CA 91108

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**WEDNESDAY, AUGUST 2, 2017**

**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 1<sup>st</sup> and 3<sup>rd</sup> 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, and Chris Huang

**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>

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**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. DRC16-51**  
**2793 GAINSBOROUGH DRIVE, (WONDER INVESTMENT MANAGEMENT/WU)**  
*This item was continued from the June 21, 2017 meeting. The applicant proposes a second-story addition, new detached two-car garage, and exterior modifications.*  
*(Required Action Date: 08-04-17)*
2. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-44**  
**1257 SAN MARINO AVENUE, (LO)**  
*This item was continued from the June 21, 2017 meeting. The applicant proposes a first and second-story addition.*  
*(Required Action Date: 09-21-17)*
3. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-75**  
**1476 KENSINGTON ROAD, (KWOK)**  
*This item was continued from the June 7, 2017 meeting. The applicant proposes a new two-story house and a detached three-car garage.*  
*(Required Action Date: 10-22-17)*
4. **DESIGN REVIEW COMMITTEE CASE NO. DRC17-39**  
**1805 S EUCLID AVENUE, (KURERA/PARK)**  
The applicant proposes a new three-car garage and second-story addition and remodel.  
*(Required Action Date: 09-15-17)*

**OTHER MATTERS**

5. **CONSIDERATION OF EAGLE ROOFING, DESIGNER SELECT CALIFORNIA PRODUCTS, STANDARD WEIGHT AND LIGHTWEIGHT DOUBLE EAGLE PONDEROSA TILE PRODUCTS 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. Applications that are on this agenda, as well as those that are not, may be discussed during Open Forum. No more than two DRC members may participate in Open Forum discussions.

**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, August 16, 2017 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, Chair*

*Corinna Wong, Vice-Chair*

*John Dustin*

*Judy Johnson-Brody*

*Chris Huang*

TO: CHAIRMAN AND MEMBERS OF THE  
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI  
ASSOCIATE PLANNER

DATE: AUGUST 2, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-51**  
**2793 GAINSBOROUGH DRIVE, (WONDER INVESTMENT MANAGEMENT,  
INC./JWL ASSOCIATES, INC.)**

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## **PROJECT DESCRIPTION**

The applicant proposes to construct a second-story addition, new detached two-car garage, and make exterior modifications to the residence.

The applicant did not submit new plans for review.

## **ENVIRONMENTAL DETERMINATION**

The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (existing facility).

## **PROJECT HISTORY**

April 19, 2017 – First hearing before the DRC; continued due to lack of story poles.

May 17, 2017 – Second hearing before the DRC; continued due to lack of story poles.

June 21, 2017– Third hearing before the DRC; continued due to vertical massing and exterior finishes

August 2, 2017– Fourth hearing before the DRC

August 4, 2017 – Required action date

## **NEIGHBOR APPROVAL/OBJECTION LETTERS**

Approve - 2

Object - 1

No response - 11

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# City of San Marino AGENDA REPORT



*Kevin Cheng, Chair*  
*Corinna Wong, Vice-Chair*  
*John Dustin*  
*Judy Johnson-Brody*  
*Chris Huang*

TO: CHAIRMAN AND MEMBERS OF THE  
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI  
ASSOCIATE PLANNER

DATE: AUGUST 2, 2017

SUBJECT: DESIGN REVIEW CASE NO. DRC16-44  
1257 SAN MARINO AVE, (LI/LO)

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## PROJECT DESCRIPTION

The applicant proposes to construct a first and second-story addition.

At the June 21<sup>st</sup> meeting, the Committee found the revised design to be more balanced and that the designer had addressed majority of the design concerns. The outstanding items were window grids, exterior lighting, recessed dormers and landscaping.

## ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (existing facility).

## PROJECT HISTORY

May 3, 2017 – First hearing before the DRC  
June 21, 2017 – Second hearing before the DRC  
August 2, 2017– Third hearing before the DRC  
September 21, 2017 – Required action date

## NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 7  
Object - 0  
No response - 8

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# City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE  
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: AUGUST 2, 2017

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

*Kevin Cheng, Chairman*  
*Corinna Wong, Vice Chair*  
*John Dustin*  
*Judy Johnson-Brody*  
*Chris Huang*

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## **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 and the proposed window material is aluminium wood clad manufactured by Anderson.

At the June 7<sup>th</sup> meeting, 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.

## **ENVIRONMENTAL DETERMINATION**

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302 because the project involves a replacement structure.

## **PROJECT HISTORY**

June 7, 2017 – First hearing before the DRC  
August 2, 2017 – Second hearing before the DRC  
October 22, 2017 – Required action date

## **NEIGHBOR APPROVAL/OBJECTION LETTERS**

Approve - 5  
Object – 5  
Object – 2 (outside of legal neighborhood)  
No response – 3

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1464 Kensington Road  
San Marino, CA 91108

July 25, 2017

VIA E-MAIL AND HAND DELIVERY

Design Review Committee  
City of San Marino  
2200 Huntington Drive  
San Marino, CA 91108

Re: 1476 Kensington Road

Design Review Committee Members:

We are submitting this letter regarding the proposed renovation of the property located at 1476 Kensington Road ("1476 Kensington Road"). We own the home immediately to the north at 1464 Kensington Road, and JiJi's parents currently reside there. We received a notice of the Design Review Committee ("DRC") meeting to be held on August 2, 2017, during which proposed revised plans for the renovation will be discussed. We unfortunately cannot attend the meeting due to travel plans we previously made.

When the owners of 1476 Kensington Road provided us with the initial plans for the renovation for our review and comment, we first indicated that, while we did not per se object to the addition of a second story, we did object to the invasion of our privacy due to the planned number and size of the windows along the north side of the property. Following the installation of the story poles at 1476 Kensington Road, JiJi sent an email dated May 23, 2017 to Eva Choi, Assistant Planner for the City of San Marino, raising our significant concern regarding the massive nature of the proposed structure and its negative impact on our home. In particular, we indicated that we believed that the second story and incredibly high roofline of the proposed structure would block the natural light into our home.

JiJi and her mother attended the DRC meeting held on June 7, 2017, during which they and other residents in the neighborhood relayed concerns and objections regarding the proposed renovation. We understand that the owners of 1476 Kensington Road have submitted proposed revised plans for the renovation. Ms. Choi was kind enough to walk through the revisions with JiJi's mother earlier today. In light of the fact that we cannot attend the August 2, 2017 DRC meeting, we would like to bring to the DRC's attention the following concerns that we continue to have regarding the proposed revised plans for the renovation.

1. Blocking of Natural Light

Although the proposed revised plans contemplate a decrease in the height of the proposed structure, the roofline remains incredibly high, and the structure will still block the natural light into our home, especially during the winter. In addition, the extension of the proposed structure to the rear of the property will effectively block the view of the sky from the windows in both our kitchen and breakfast area.

2. Privacy Concerns

While the proposed revised plans have removed one of the six windows on the second story of the home along the north side of the property and indicate that opaque or frosted glass will be used, we continue to object to the invasion of our privacy that the remaining number and size of the windows still raise.

3. Massive Nature of Proposed Structure

While we understand that the proposed revised plans contemplate a narrower frontage of the structure, the proposed revised plans also extend the structure further to the west. As a result, the overall square footage of the proposed structure remains the same. The proposed revised plans therefore fail to address the massive nature of the proposed structure.

4. Incompatibility with Setting and Visual Character of Neighborhood

The DRC's website indicates that it "is appointed by the City Council to ensure that new development is compatible with the physical setting of the site and the visual character of the neighborhoods." During the June 7, 2017 DRC meeting, one of the members noted that the owners of 1476 Kensington Road appeared to have failed to take into consideration the impact of the proposed renovation on the neighborhood. In particular, the DRC member indicated that while the DRC would not per se disapprove the introduction of a second-story home on a block with predominantly one-story homes or a new prairie-style home on a block otherwise entirely comprised of traditional homes, the proposed renovation in this case does both. The proposed revised plans for the renovation continue to contemplate both and fail to take into account the DRC member's comments or comply with the DRC's mission.

5. Concrete Wall

We understand that the owners of 1476 Kensington Road intend to remove the existing hedges along the north side of the property and replace them with a six-foot tall concrete wall. Due to the fact that concrete is a significant source of heat that will reflect onto our property, we prefer that the existing hedges (which are taller than six feet) remain.



We greatly appreciate the DRC's consideration of our concerns. Thank you for your service to the City of San Marino.

Best regards,



Jason Chung



Jiji Park

cc: Ms. Eva Choi

CITY OF SAN MARINO  
DESIGN REVIEW  
APPROVAL/OBJECTION LETTER

I, (name) Andrew Wong am a property owner of (address)

1475 Kensington Rd, San Marino and have been shown

the plans and elevations of proposed changes to the neighboring property located at

(address) 1476 Kensington Rd.

After reviewing the plans of the proposed changes (circle applicable response):

1. I do not object because I do not believe that the proposed changes will impact my property.
2. I do not object because the proposed changes are aesthetically compatible with my property.
3. I do not object and decline to state reason.
4. I object because the proposed changes are not aesthetically compatible in their present form with my property.

- ✓ (5.) I object in particular to the following: Per the last DRC meeting:
- ① Applicant will work with neighbors to allay concerns of the design - that did not happen
  - ② The massing of the proposed project remains the same with very minor changes: it is still essentially a true 2 story structure in a neighborhood of predominantly traditional 1 story homes - in fact, the new larger 2nd story windows accentuated the 2 story appearance even more.
  6. ~~I object and decline to state a reason at this time.~~
  7. ~~I neither object nor support the proposed changes at this time.~~

- ③ The style of the proposed structure did not change and remains incompatible with the neighborhood.

Andrew Wong

Property Owner's Signature

7/27/17

Date

July 25, 2017

Dr. and Mrs. Thomas J. Maxwell  
1505 Kensington Road  
San Marino, CA 91108

Dear Members of the Design Review Committee,

Thank you for taking the time to consider this project so carefully. Although we were out of the country for the first meeting, we were greatly encouraged by the comments of the Design Review Committee as reported in the San Marino Tribune.

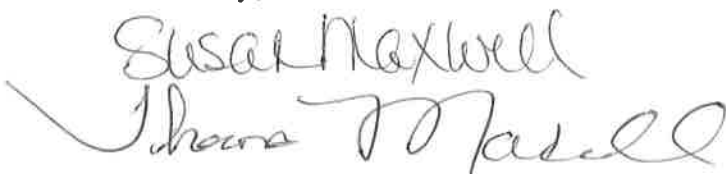
Unfortunately we will be out of the country on August 2 when you will again meet to address the Kwok project at 1476 Kensington Road. Please read this letter at the meeting and take the contents into your consideration.

We have not been informed of any proposed changes to the original plan. As we stated in our letter of May 27 for the hearing on June 7, the houses on our block of Kensington Road have remained untouched for the most part since they were built. It is a charming street and pleasing to the eye. The home proposed across the street from us would be startlingly different from the others and not compatible, either in size or style.

Many houses being rebuilt or replaced recently in San Marino have been done for speculation. It would be a shame if this unrevised project were to be allowed to change our neighborhood for any reason.

We appreciate your continuing careful consideration.

Sincerely,

Handwritten signatures of Susan Maxwell and Thomas J. Maxwell. The signature for Susan Maxwell is written in a cursive style, and the signature for Thomas J. Maxwell is also in cursive, appearing to be written over or next to Susan's signature.

Susan and Tom Maxwell

# City of San Marino AGENDA REPORT



*Kevin Cheng, Chair*

*Corinna Wong, Vice-Chair*

*John Dustin*

*Judy Johnson-Brody*

*Chris Huang*

TO: CHAIRMAN AND MEMBERS OF THE  
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI  
ASSOCIATE PLANNER

DATE: AUGUST 2, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC17-39**  
**1805 EUCLID AVENUE, (KURERA/PARK)**

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## **PROJECT DESCRIPTION**

The applicant proposes to construct a new three-car garage, first and second-story addition to an existing single-story residence.

The architect is revising the staking plan and therefore do not have the complete project plans for review. Staff recommends the DRC continues this project to its September 6<sup>th</sup> meeting.

## **ENVIRONMENTAL DETERMINATION**

The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (existing facility).

## **PROJECT HISTORY**

August 2, 2017– First hearing before the DRC  
September 15, 2017 – Required action date

## **NEIGHBOR APPROVAL/OBJECTION LETTERS**

Approve - 8  
Object - 1  
No response - 6

# City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE  
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: AUGUST 2, 2017

SUBJECT: **CONSIDERATION OF EAGLE ROOFING, DESIGNER  
SELECT CALIFORNIA PRODUCTS, STANDARD WEIGHT,  
AND LIGHTWEIGHT DOUBLE EAGLE PONDEROSA TILE  
PRODUCTS IN BROWN GRAY RANGE COLOR FOR THE  
PRE-APPROVED ROOF MATERIAL LIST**

*Kevin Cheng, Chairman  
Corinna Wong, Vice Chair  
John Dustin  
Judy Johnson-Brody  
Chris Huang*

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## **PROJECT DESCRIPTION**

The applicant requests that the DRC consider the following Eagle tile roofing products: Designer Select California products, Standard Weight, and Lightweight Double Eagle Ponderosa in brown gray range color. The applicant has submitted product brochures and address lists for reference. A representative will provide a presentation at the meeting and will have product samples for review.

Attached is the City's Pre-Approved Roof Material List showing roofing products that can be installed without additional review by the Design Review Committee. It should be noted that the Eagle Lightweight Double Eagle Ponderosa product was on the City's Pre-Approved Roof Material List for a brief period in the late 1990's, but was removed from the list due to poor appearance resulting from the butt end thickness. When considering roofing material, the DRC may recommend conditions or requirements, such as color, style of structure, or installation details

RESOLUTION NO. R-10-11  
EXHIBIT "A"

PRE-APPROVED ROOF MATERIALS COLORS AND APPLICATION

| MATERIAL                           | MANUFACTURER | PRODUCT NAME   | COLOR                 | I.D. or MODEL # | REQUIRES 1" RANDOM STAGGER | REQUIRES 1/2" KEYWAY SPACING | COMMENTS, SPECIAL REQUIREMENTS   |
|------------------------------------|--------------|----------------|-----------------------|-----------------|----------------------------|------------------------------|--|
| Mission Clay Tile (2-piece barrel) | Various      | Mission Tile   | Red                   | N/A             | No                         | No                           | Only for application on a Spanish or Mediterranean style architecture. Structural calcs required if over 6 lbs per square foot. Reference page 9 of the Residential Design Guidelines. Staff inspection may be required prior to permit issuance.  |
| Natural Slate                      | Various      | Slate          | Gray                  | N/A             | Yes                        | Yes                          | Must be applied with random width tiles. Only for applications on Tudor style homes as identified on page 11 of the Residential Design Guidelines. Staff inspection may be required prior to permit issuance.  |
| Wood Shake                         | Various      | Natural Wood   | Natural               | N/A             | No                         | No                           | Must have a minimum class "B" rating. Only for applications on Monterey Period Revival, Colonial Revival, Neoclassical, Tudor, Ranch, Cape Cod and Minimal Traditional as identified on pages 9-13 of the Residential Design Guidelines. Staff inspection may be required prior to permit issuance.  |
| Wood Shingle                       | Various      | Natural Wood   | Natural               | N/A             | No                         | No                           | Must have a minimum class "B" rating. Only for applications on Monterey Period Revival, Colonial Revival, Neoclassical, Tudor, Ranch, Cape Cod and Minimal Traditional as identified on pages 9-13 of the Residential Design Guidelines. Staff inspection may be required prior to permit issuance.  |
| Simulated Wood Shake               | Boral        | Cedarfite      | Silverwood            | 2CLCL5780       | No                         | No                           | Ninety (90) degree edge rakes are not permitted. Only for applications on Monterey Period Revival, Colonial Revival, Neoclassical, Tudor, Ranch, Cape Cod and Minimal Traditional as identified on pages 9-13 of the Residential Design Guidelines. Staff inspection may be required prior to permit issuance. Must be installed like a natural wood shake edge. |
|                                    |              |                | Ironwood              | 2CLCL5773       |                            |                              |  |
|                                    |              |                | Heartwood             | 2CLCL3783       |                            |                              |  |
| Simulated Wood Shake               | Boral        | Monterey Shake | Gold River Blend      | 2IBOT3300       | No                         | No                           | Ninety (90) degree edge rakes are not permitted. Only for applications on Monterey Period Revival, Colonial Revival, Neoclassical, Tudor, Ranch, Cape Cod and Minimal Traditional as identified on pages 9-13 of the Residential Design Guidelines. Staff inspection may be required prior to permit issuance. Must be installed like a natural wood shake edge. |
|                                    |              |                | Stagecoach Blend      | 2IBOT3301       |                            |                              |  |
|                                    |              |                | Saddle Mountain Blend | 2IBOT5201       |                            |                              |  |
| Simulated Wood Shake               | CeDUR        | CeDUR          | Live Oak<br>Walden    | N/A<br>N/A      | Yes<br>Yes                 | Yes                          | Ninety (90) degree edge rakes are not permitted. Only for applications on Monterey Period Revival, Colonial Revival, Neoclassical, Tudor, Ranch, Cape Cod and Minimal Traditional as identified on pages 9-13 of the Residential Design Guidelines. Staff inspection may be required prior to permit issuance. Must be installed like a natural wood shake edge. |

RESOLUTION NO. R-10-11  
EXHIBIT "A"

PRE-APPROVED ROOF MATERIALS COLORS AND APPLICATION

| MATERIAL               | MANUFACTURER | PRODUCT NAME | COLOR        | I.D. or MODEL # | REQUIRES 1" RANDOM STAGGER | REQUIRES 1/2" KEYWAY SPACING | COMMENTS, SPECIAL REQUIREMENTS  |
|------------------------|--------------|--------------|--------------|-----------------|----------------------------|------------------------------|---|
| Composition Fiberglass | CertainTeed  | Landmark TL  | Shenandoah   | N/A             | No                         | No                           | Requirements for approval. The following conditions shall apply only to re-roofing projects. Composition materials not identified on the Pre-Approved Roof Materials List are subject to DRC approval. The composition materials identified in the Pre-Approved Roof Material List may be used provided that the following specifications and conditions are met: <u>1. Permitted fiberglass roofing material must currently exist on the home.</u> 2. All valleys shall be cut, not woven, and valley flashing shall be installed. 3. High profile hip and ridge caps shall be used on all hips and ridges. 4. Gutters must be installed to screen eave edges. 5. All material packaging shall have the same run number and date. 6. Ninety degree edge rakes are not permitted. 7. The product thickness shall be between 1/4 inch to 3/8 inch. 8. The product must have the appearance of natural wood shingles, have variation in colors, depth, and width and it must also create a "shadow effect." 9. Minimum 40-year warranty product. 10. Staff inspection may be required prior to permit issuance. |
| Composition Fiberglass | CertainTeed  | Presidential | Country Gray | N/A             | No                         | No                           |   |

**Note:** Color approval shall be made by the Director. If in doubt, the Director shall refer the matter to the Design Review Committee. These roofing materials are pre-approved for issuance of a building permit. Replacement with roofing materials not on this list is permitted only if approval is first obtained from the Design Review Committee or the Planning Commission. New roofing materials not found on the pre-approved list that are approved by the Design Review Committee through new construction shall not grant the roofing product approval for the pre-approved list. If a new roofing product is approved by the Design Review Committee through new construction, the manufacturers of the roofing product must present the new material to the Planning Commission for consideration on the pre-approved list. The above listed materials are not to be construed as the most durable product available on the market. These materials are considered by most in the roofing industry to be of excellent quality and durability, but the visual and aesthetic features of the materials are the primary factors when including the materials on the pre-approved list.