

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, NOVEMBER 15, 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 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 October 18, 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)

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

(Required Action Date: 12-30-17)

3. **DESIGN REVIEW COMMITTEE CASE NO. DRC17-80**
1430 CAMBRIDGE RD., (LEE/MARSHALL)

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

(Required Action Date: 12-17-17)

4. **DESIGN REVIEW COMMITTEE CASE NO. DRC**
2335 ROANOKE RD., (HO)

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

(Required Action Date: 12-10-17)

5. **DESIGN REVIEW COMMITTEE CASE NO. DRC**
1300 WAVERLY RD., (TUNG/OROZCO)

The applicant proposes to construct a street side yard driveway gate and pilasters.

(Required Action Date: 12-20-17)

OTHER MATTERS

6. **REQUEST FOR PROJECT APPROVAL EXTENSION**
1766 WINDSOR RD., (WU)

7. DISCUSSION OF EAGLE ROFFING, 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. 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, December 6, 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



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: NOVEMBER 15, 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

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 meetings, 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 board and plaster band.

ENVIRONMENTAL DETERMINATION

The project is Categorical 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 4, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS (as of the first hearing)

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: Staff found the proposed style, scale and massing to be compatible with the legal neighborhood. The appearance of the single dormer has been reduced with the addition of the precast trim around the top of the dormer and the graduate transition between the bottom of the dormer and the copper roof.

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 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 roofing concrete tiles in brushed shake finish closely mimic the appearance of natural wood shake that exist on the roof of neighboring structures. Staff found the concrete tile roofing material and color to be compatible with the style of the proposed structure. The Auburn concrete tile product is installed at 1225 Mesa Road, 1710 West Drive, and 2650 Davenport.

At the October 18th meeting, the Committee suggested a hanging light fixture at the entry alcove in place of the wall fixtures and that the rear patio square column size be reduced to 12 inches. Staff concurred with the comments; if so desired, the Committee may incorporate these items as conditions of approval for the project.

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI
ASSOCIATE PLANNER

DATE: NOVEMBER 15, 2017

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

Kevin Cheng, Chair

Corinna Wong, Vice-Chair

John Dustin

Judy Johnson-Brody

Chris Huang

Frances Banerjee, Alternate

Lon Wahlberg, Alternate

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

December 30, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 10

Object – 1

No response – 1

Neither – 2

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 comprises of both single and two-story structures. The subject property is within a cul-de-sac that comprises of single-story Ranch style structures. Staff finds the structure incompatible with the neighborhood due to its plate height and overall massing. The placement of the new structure exacerbates the massing and makes the structure appears imposing and out of scale as compared to adjacent structures within cul-de-sac. Additionally, the roof form of the proposed Tudor structure disrupts the streetscape.

- 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 proposed trees (long leaf yellow yarrow) along the length of the new structure cannot effectively mitigate the privacy impact on the single-story neighbor to the east; staff recommends reducing the window size and using opaque glass for the second floor window.

- 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: Window treatments and operation are not consistently carried throughout the structure. The front dormer and side elevations lack decorative wood trim detail. Natural stone material should replace stone veneer. A hanging pendant in the entry alcove should replace the wall fixture at the front entry. The front door is too contemporary for the Tudor structure. Paving within the front yard and along the driveway should be reduced to minimize hardscape within the shallow front yard area.



City of San Marino
2200 Huntington Drive
San Marino, CA 91108
(626) 300-0711

DESIGN REVIEW
APPROVAL/OBJECTION
NEIGHBOR LETTER

I, Zhu, Xianzhong, am a property owner of
(name)

1715 Durklyn Ct., San Marino and have been
(address)

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

1705 DURKLYN COURT
(address)

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: with the additional story, this new house will have a direct view over our garden, swimming pool and terrace. This will completely break the privacy of people in the house. Durklyn Court houses have been built in such a way that each other's privacy is respected and preserved. It must continue this way to also preserve the value of houses. we object the proposed changes.

6. I object and decline to state a reason at this time.

7. I neither object nor support the proposed changes at this time.

1/0

Property Owner's Signature

8/19/2017
Date

(see owner's email attached)



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

This is Xianzhong Zhu, the owner of the property at 1715 DURKLYN COURT, SAN MARINO. I knew that my neighbor at 1705 DURKLYN COURT requested again to construct a new two story house and the application will be reviewed by DRC on November 15. I can not participate the public hearing, but I want to express my concerns once again for the following reasons.

First, the Durklyn Court is a beautiful quiet street with all one story houses. The new two story design is not compatible with the neighborhood.

Second, I seriously concern my family privacy. My neighbor's house is too close to my house and will overlook my whole backyard, especially my swimming pool. All my family activities would be completely exposed and my family privacy will be totally damaged.

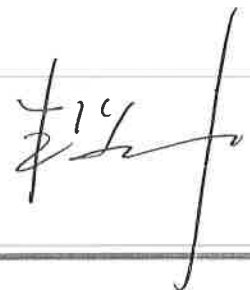
Third, the two story house would block the sunlight and will definitely make the inside of my house darker.

Overall, I object any two story proposal for the new development.

Thank you.

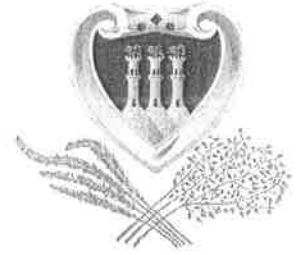
Xianzhong Zhu

ZHU XIANZHONG



Nov. 2, 2017

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: CHRISTINE SONG, ASSISTANT PLANNER

DATE: NOVEMBER 15, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC17-80**
1430 CAMBRIDGE RD., (LEE/MARSHALL)

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

PROJECT DESCRIPTION

The applicant proposes to install the DaVinci multi-width polymer slate roofing material in the Smokey Gray color. The proposed roofing material and color are not found on the City's Pre-Approved Roof Materials Colors and Application list.

The DaVinci polymer slate roofing material is installed at 2375 Roanoke Road and 1440 Orlando Rd. However, the installed DaVinci slate material at these properties are not in the Smokey Gray color.

PROJECT HISTORY

November 15, 2017 – First hearing before DRC
December 17, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 10
Object - 0
No response - 2

DESIGN REVIEW FINDINGS

In addition to the required findings, the Code allows the DRC to consider the following items when reviewing a roof material applications: 1. Fire, wind and/or earthquake safety; 2. Structural integrity; 3. The extent the roof is exposed to public view or view by neighbors; and 4. The ability of the proposed roofing material to successfully dispose of rainwater for the particular house.

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: Neighboring structures within the legal neighborhood comprise of natural wood shake and simulated wood shake roofing materials. The existing structure has a similar roof profile as neighboring structures and staff can make this finding.

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: The existing structure currently has Protex simulated wood shake material and over time, the material has not stood up to wear and tear. The Smokey Gray color and the use of the polymer slate roofing would be acceptable for the existing French Country style structure, as it complements the style and is comparable to the color of the existing roofing material.

The applicant has placed sample tiles on their garage (facing Monterey Road) for the Committee's review and consideration. The first two tiles (going from left to right) are in the Slate Gray color and the last tile is in the Smokey Gray color.

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: CHRISTINE SONG, ASSISTANT PLANNER

DATE: NOVEMBER 15, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC17-78**
2335 ROANOKE RD., (HO)

PROJECT DESCRIPTION

The applicant proposes to install Timberline Ultra HD composition shingle roofing material in the Slate color. The proposed roofing material and color are not found on the City's Pre-Approved Roof Materials Colors and Application list.

PROJECT HISTORY

November 15, 2017 – First hearing before DRC
December 10, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 3
Object - 0
No response - 14

DESIGN REVIEW FINDINGS

In addition to the required findings, the Code allows the DRC to consider the following items when reviewing a roof material applications: 1. Fire, wind and/or earthquake safety; 2. Structural integrity; 3. The extent the roof is exposed to public view or view by neighbors; and 4. The ability of the proposed roofing material to successfully dispose of rainwater for the particular house.

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: There are several different styles of homes within the legal neighborhood, including but not limited to Monterey, Colonial, and Minimal Traditional styles. Neighboring homes comprise of simulated wood shake, concrete tile, and composition shingle roofing materials. Staff finds that the proposed installation of Timberline Ultra HD composition shingle roofing material on the existing home would be compatible with the 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: The Timberline Ultra HD composition shingle roofing material would be compatible on the existing home, but the Slate color may be overwhelming and too imposing. Staff recommends the selection of a lighter color such as Barkwood or Shakewood.

Additional product information on Timberline Ultra HD composition shingle roofing material can be found at: <http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline>

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

BY: CHRISTINE SONG, ASSISTANT PLANNER

DATE: NOVEMBER 15, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC17-71**
1300 WAVERLY RD., (TUNG/OROZCO)

PROJECT DESCRIPTION

The applicant proposes to construct a street facing driveway gate (Euston Road) and pilasters along the northern property line.

PROJECT HISTORY

November 15, 2017 – First hearing before the DRC

December 20, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 4

Object - 1

No response - 6

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 does not find the proposed wrought iron gate and concrete block pilasters architecturally compatible with the materials and colors of the existing one-story residence. The proposed style of the gate produces an exaggerated appearance and is inconsistent with the style of the existing Ranch style house.

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: For the purpose of analyzing compatibility with existing residences, Staff observed the house directly adjacent to the rear yard of the subject property along Euston Road. The subject block does not exhibit any wrought iron fences or concrete block pilasters.

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: Staff can make this finding with the condition that the proposed driveway gate would maintain a setback of 24 inches from the property line, so that the construction of the gate would not disrupt nor cause a hazardous condition to pedestrian traffic. The proposed gate would not create any issues for oncoming vehicular traffic.

October 31, 2017

Dear Design Review Committee,

My project, DRC16-73 for a new detached three-car garage at 1766 Windsor Road, was approved on November 2, 2016. I am writing to request a 1-year extension on my project so I can proceed with the building permit process.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to be 'Cindy Wu', written in a cursive style.

Cindy Wu