

CITY OF SAN MARINO

DESIGN REVIEW COMMITTEE AGENDA

Frank Hsu, Chairman
William Dietrick, Vice-Chair
Kevin Cheng
John Dustin
Corinna Wong
Judy Johnson-Brody, Alternate
Chris Huang, Alternate



www.cityofsanmarino.org

(626) 300-0711 Phone

City Hall

Council Chambers

2200 Huntington Drive

San Marino, CA 91108

WEDNESDAY, MAY 3, 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 Frank Hsu, Vice-Chair William Dietrick, Kevin Cheng, John Dustin, Corinna Wong, Alternate Judy Johnson-Brody, and Alternate 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>

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. DRC17-12**
2725 MONTEREY ROAD, (DONNELLY)
The applicant proposes a one-story addition.
(Required Action Date: 06-02-17)
2. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-44**
1257 SAN MARINO AVENUE, (LO)
The applicant proposes a first and second story addition.
(Required Action Date: 06-17-17)
3. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-97**
1474 HAMPTON ROAD, (FOO)
The applicant proposes a one-story addition to expand the garage.
(Required Action Date: 06-17-17)
4. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-102**
2134 S OAK KNOLL AVE, (LI)
The applicant proposes a one-story addition to the existing single-story structure with a new basement, a detached tea house, front and rear yard fencing and gates.
(Required Action Date: 06-17-17)
5. **MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC15-22**
2160 S OAK KNOLL AVENUE, (HEUER)
The applicant requests to install Cedur shingle without random stagger or keyway spacing, as specified on the Pre-Approved Roof Material List
(Required Action Date: 06-19-17)
6. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-38**
2198 ROANOKE ROAD, (NORTON/CHEN)
The applicant proposes an addition and remodel of the first and second story.
(Required Action Date: 06-24-17)

OTHER MATTERS

7. APPROVAL OF MEETING MINUTES FOR MARCH 15, 2017.

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, May 17, 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



Frank Hsu, Chairman

William Dietrick, Vice-Chair

Kevin Cheng

John Dustin

Corinna Wong

Judy Johnson-Brody, Alternate

Chris Huang, Alternate

TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: AMANDA MERLO, ASSOCIATE PLANNER

DATE: MAY 3, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-102**
2725 MONTEREY ROAD, (DONNELLY)

PROJECT DESCRIPTION

The applicant proposes to construct a one-story addition.

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

May 3, 2017 – First hearing before the DRC

June 2, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 3

Object - 0

No response - 9

DESIGN REVIEW FINDINGS – ADDITION AND TEA 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: The concept of the one-story addition is compatible with the existing house and neighborhood. The existing house has both one and two-story portions, as do other homes in 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

Comments: The proposed one-story addition will not negatively impact the neighbors' privacy.

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 proposed addition will partially cover the existing second story balcony railing. This would result in a balcony design that is not typical for a Spanish style house.

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 exterior colors and materials will be consistent and match the existing building.

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI
ASSISTANT PLANNER

DATE: MAY 3, 2017

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

Frank Hsu, Chair
William Dietrick, Vice Chair
Kevin Cheng
John Dustin
Corinna Wong
Judy Johnson-Brody, Alternate
Chris Huang, Alternate

PROJECT DESCRIPTION

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

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 23, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 7
Object - 0
No response - 8

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 first and second-story addition is appropriate for the corner property. There are two-story structures within 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

Comments: The second story addition is set back further from the north side and front yards than the existing first floor. The additional set back from the north side yard helps reduce privacy concern from the north neighbor. Existing matured hedges are located between the subject property and 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

Comments: While the roof pitch and slope are consistent with the existing structure, the plate height of the proposed second floor is eight-inches higher than the first floor and this contributes to the out of scale appearance as viewed from the east elevation. The dormers may be more compatible with the existing structure without the chimney in the middle and evenly spread across the roof.

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: Exterior wall and roofing materials are consistent and matching those found on the existing structure. However, window placement on the addition appears random and window operations are inconsistent.

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI
ASSISTANT PLANNER

DATE: MAY 3, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-97**
1474 HAMPTON ROAD, (FOO/MAHONE)

Frank Hsu, Chair
William Dietrick, Vice Chair
Kevin Cheng
John Dustin
Corinna Wong
Judy Johnson-Brody, Alternate
Chris Huang, Alternate

PROJECT DESCRIPTION

The applicant proposes to expand an existing single-story garage visible from a public street.

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 2, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 11
Object - 0
No response - 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

Comment: The minor expansion along the south side of the existing single-story garage will not significantly alter the massing, scale and bulk of the structure in a manner that will make it incompatible with the single-story 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

Comment: The minor addition to the existing single-story garage will not affect adjacent neighbors' privacy.

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 addition is well integrated with the existing structure. The addition aligns with the existing south side of the structure and provides a consistent roof slope.

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 addition provides consistent and continuous materials and finishes as the existing structure, except for the two new windows on the south elevation. Staff recommends that the new windows be single-hung windows in a material from the City's pre-approved window material list and a size that is appropriate for the garage function. Additionally, staff recommends that the planting material at the base of the garage fronting Hampton Road to remain and be extended to the south end of the addition.

City of San Marino AGENDA REPORT



Frank Hsu, Chairman

William Dietrick, Vice-Chair

Kevin Cheng

John Dustin

Corinna Wong

Judy Johnson-Brody, Alternate

Chris Huang, Alternate

TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSISTANT PLANNER

DATE: MAY 3, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-102**
2134 OAK KNOLL AVENUE, (LI/SLSD, INC.)

PROJECT DESCRIPTION

The applicant proposes to construct a one-story addition and a basement to the existing single-story structure, a detached tea house, front and rear yard fencing and gates.

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

May 3, 2017 – First hearing before the DRC

June 9, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 6

Object - 2

No response - 5

DESIGN REVIEW FINDINGS – ADDITION AND TEA 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: The proposed single-story addition will not alter compatibility of the structure because majority of the addition is located in the rear yard along the north side yard, an area that is not directly visible from the street. Staff can find the detached tea house compatible with the neighborhood as similar detached accessory structures exist in 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

Comments: Staff does not anticipate privacy impact resulting from the new basement and the single-story addition.

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: Staff can find the one-story addition compatible with the existing structure. The addition area is well integrated with the existing roof form.

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 exterior colors and materials are consistently carried throughout the main structure. The Residential Design Guidelines encourages consistent exterior colors and materials for all structures on the property; as such staff is unable to find the large window panes on the tea house compatible with the materials and style of the main residence.

DESIGN REVIEW FINDINGS – YARD WALL, GATES AND FENCING

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 pilasters with lighting fixtures in the front yard 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 can find the proposed yard wall, gates, and fencing to be architecturally compatible with the existing residence. The use of brick caps at the top of the yard walls complements the brick entry courtyard. The new pedestrian gates fronting Courtland Avenue will be less visible and better integrated with existing hedges than the current wood gates.

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

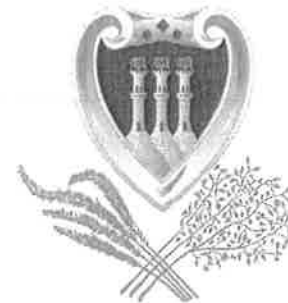
Comment: Staff can find the proposed walls, gates and fencing to be consistent in size and locations as those found on neighboring properties to the south.

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 front yard gate is set back approximately twenty-one feet from the back of the curb and this is sufficient length to accommodate a full size vehicle. The new wall fronting Courtland Avenue is set back thirteen feet and landscaping will be provided east of the new wall adjacent to the sidewalk.

City of San Marino AGENDA REPORT



Frank Hsu, Chairman
William Dietrick, Vice-Chair
Kevin Cheng
John Dustin
Corinna Wong
Judy Johnson-Brody, Alternate
Chris Huang, Alternate

TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: ALEXANDRIA EN, PROFESSIONAL INTERN

DATE: MAY 3, 2017

SUBJECT: **MODIFICATION TO DESIGN REVIEW CASE**
NO. DRC15-22
2160 S OAK KNOLL AVENUE, (HEUER)

PROJECT DESCRIPTION

The applicant proposes to install cedur roof material shingle without random stagger or keyway spacing as required on the pre-approved roofing material list.

ENVIRONMENTAL DETERMINATION

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

PROJECT HISTORY

July 1, 2015 – The DRC approved a new house
December 7, 2016– The DRC approved a modification to the exterior color
May 3, 2017 – First hearing before the DRC for this modification
June 19, 2017 - Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 3
Object – 0
No Response – 13

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 applicant is proposing to install cedur roof material with a straightedge design. This design would be compatible with neighboring properties because this is a similar installation to natural wood cedarlite.

- 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 new roofing material would be cedur simulated shake in chocolate brown referred to as "walden". The proposed roof material is similar in design and color to the previously approved cedarlite material.

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI
ASSISTANT PLANNER

DATE: MAY 3, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-38**
2198 ROANOKE ROAD, (NORTON/NUNEZ)

Frank Hsu, Chair
William Dietrick, Vice Chair
Kevin Cheng
John Dustin
Corinna Wong
Judy Johnson-Brody, Alternate
Chris Huang, Alternate

PROJECT DESCRIPTION

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

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 19, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 7

Object - 0

No response - 8

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 proposed first and second-story addition is compatible with the neighborhood because the addition does not significantly alter the visual massing and scale of the existing two-story

structure. The addition is located along the interior (west) side yard and the rear yard in a manner that will not negatively alter the existing 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: Staff finds the second floor balcony to be respectful of neighbors' privacy. The proposed second floor balcony provides an unobstructed view into the subject rear yard and side yard along San Marino Avenue; the south neighbor is more than seventy feet away from the balcony. The new addition serves to prevent a direct view into the west neighbor's backyard. However, new second floor windows along the west elevation may be intrusive to the single-story neighbor to the west and staff recommends using opaque or frosted glass for these second windows.

- 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

Comment: The proposed plate height, roof pitch and roof slope are consistent with the existing structure.

- 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: Exterior colors and materials are consistent with those existing on the structure. For consistency, staff recommends that window F be a casement window.

**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
MARCH 15, 2017 - 7:00 P.M.**

CALL TO ORDER Vice-Chairman Dietrick called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

ABSENT: Chairman Frank Hsu

APPEAL PROCEDURE

Vice-Chairman Dietrick 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 general public comments.

PUBLIC HEARINGS

**1. DESIGN REVIEW COMMITTEE CASE NO. DRC16-22
1665 DEL MAR AVENUE, (ZHAO/CHENG)**

Committee Member Cheng recused himself from voting on this item.

Associate Planner Merlo presented the project and stated staff could make all the required findings for this project.

Michael Cheng, applicant, presented the project and was available for questions.

There was no public comment.

It was the consensus of the Committee that since the applicant had made the requested changes, the colors and materials were now complementary to each other and the neighborhood.

Committee Member Wong moved to approve the project subject to the following condition:

1. The front porch post shall be per the detail on Page A6, detail A.

Second by Alternate Committee Member Johnson-Brody. AYES: Vice-Chair Dietrick, Committee Member Dustin, Committee Member Wong, Alternate Committee Member Johnson-Brody, Alternate Committee Member Huang. NOES: None.

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC16-54
2151 LORAIN ROAD, (WANG/JAMES COANE & ASSOCIATES)**

Associate Planner Merlo stated that the applicant has still not installed the required public hearing notice sign or story poles, and did not submit plans for review. Staff recommended denial of the project.

There was no public comment.

Committee Member Dustin moved to deny the project. Second by Committee Member Cheng. AYES: Vice-Chair Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong, Alternate Committee Member Huang. NOES: None.

**3. DESIGN REVIEW COMMITTEE CASE NO. DRC16-64
1300 BEDFORD ROAD, (ZHANG/LAI)**

Vice-Chair Dietrick recused himself from voting on this item.

Associate Planner Merlo presented the project and stated staff could not make all the required findings because certain design details were not compatible with the house or neighborhood.

Kamen Lai, applicant, presented the project and answered questions.

There were no public comments.

The majority of the DRC agreed that the one-story addition and new garage were compatible with the existing house and neighborhood. They agreed that modifications needed to be made to certain design details.

Committee Member Dustin felt there were several design elements that did not fit the house, including the gabled entry area.

Alternate Committee Member Johnson-Brody moved to approve the project subject to the following conditions:

1. The trellis at the front of the house shall not have an impervious surface underneath.
2. The landscape plan shall be amended to show landscaping along the north side property line wall.
3. The applicant shall work with staff to redesign the bay window area to address the roof design and finish details.
4. The dormers shall be removed.
5. The applicant shall work with staff to revise the lighting plan to reduce the number of fixtures.
6. The driveway gate shall swing in towards the rear of the property.

Second by Committee Member Wong. AYES: Committee Member Cheng, Committee Member Wong, Alternate Committee Member Huang, Alternate Committee Member Johnson-Brody. NOES: Committee Member Dustin

**4. DESIGN REVIEW COMMITTEE CASE NO. DRC17-01
2021 SHERWOOD ROAD, (SU/SUNSHINE ROOFING)**

Associate Planner Merlo stated staff could make the required findings for the change of exterior materials.

Michael Chang, contractor, presented the project.

There were no public comments.

It was the consensus of the Committee that the change in product was acceptable but that they were hesitant to approve this particular product without seeing it installed on any homes. They would be agreeable to a similar product with which they were familiar.

Committee Member Wong moved to approve the project subject to the following condition:

1. The applicant shall use Hardie Plank siding with a wood grain finish.

Second by Committee Member Cheng. AYES: Vice-Chair Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong, Alternate Committee Member Huang. NOES: None.

**5. DESIGN REVIEW COMMITTEE CASE NO. DRC16-52
375 HUNTINGTON DRIVE, (HUNTINGTON LP)**

Associate Planner Merlo presented the project and stated that staff could not make all of the required findings since the dark windows were not compatible with the building.

Ronald Stein, owner, presented the project.

There were no public comments.

It was the consensus of a majority of the Committee that the windows would be appropriate given the usage and location of the building.

Committee Member Dustin stated there were inconsistencies with the windows and that the contrast between the building and window color created an industrial look.

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

**6. DESIGN REVIEW COMMITTEE CASE NO. DRC17-03
1930 MARINO TERRACE, (LEW/PELLEGRINO)**

Associate Planner Merlo presented the project and stated staff found the proposed roof material to be compatible with the house.

Mark Pellegrino, contractor, presented the project.

It was the consensus of the Committee that the proposed composition roof material is appropriate for the style of house and for the neighborhood.

Committee Member Wong moved to approve the project as submitted. Second by Alternate Committee Member Huang. AYES: Vice-Chairmain Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong, Alternate Committee Member Huang. NOES: None.

OTHER MATTERS

7. APPROVAL OF MEETING MINUTES FOR FEBRUARY 1, 2017.

Committee Member Wong moved to approve the minutes as submitted. Second by Committee Member Cheng. AYES: Vice-Chairmain Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong, Alternate Committee Member Huang. NOES: None.

OPEN FORUM

ADJOURNMENT

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, April 5, 2017 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

AMANDA MERLO,
ASSOCIATE PLANNER