

**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
FEBRUARY 1, 2017 - 7:00 P.M.**

CALL TO ORDER Chairman Frank Hsu called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

ABSENT: None.

APPEAL PROCEDURE

Chairman Frank Hsu 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

PUBLIC HEARINGS

**1. DESIGN REVIEW COMMITTEE CASE NO. DRC16-74
677 S. SANTA ANITA AVENUE, (WILEY/CROWDER)**

Committee Member Wong recused herself from this item.

Assistant Planner Choi presented the project and stated staff was in support of the project subject to reducing exterior lighting fixtures on the garage and the west elevation.

Jeff Roberts and George Crowder, project designer and contractor, presented the project and was available for questions.

John Wiley, property owner, addressed the Committee on the progress of the project

There was no public comment.

The Committee thanked the property owner for incorporating comments from prior hearings; felt the project could meet all required findings.

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

1. Front of the garage shall have two lighting fixtures.

Second by Vice-Chairman Dietrick. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Alternate Committee Member Johnson-Brody. NOES: None.

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC16-82
2260 LORAIN ROAD, (YANG/RAMOS)**

Assistant Planner Choi presented the report and stated that staff could make all of the required findings with a condition to provide a semi-transparent material in place of the solid sheet metal backing behind the gates.

Julie Ramos, applicant, presented the project and was available for questions.

There was no public comment.

It was the consensus of the Committee that the proposed gates and fencing, majority of which are located behind an existing hedge, are visually attractive and compatible with the residence and the neighborhood.

Committee Member Cheng moved to approve the project with the following condition:

1. Perforated mesh screen shall be provided as the backing behind the gates.

Second by Committee Member Wong. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

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

Assistant Planner Choi presented the project and stated the application failed to meet legal noticing requirements by installing a public notice sign and story poles at the property ten-day prior to the hearing date. The applicant has request for a continuance and that the Committee extend the required action date for the project.

James Coane, project architect, provided an explanation for the inability to comply with installing the public notice sign and story poles within the required time.

The following person spoke in opposition of the project:

Dale Pederson, 2140 Lorain Road
Hector Gutierrez, 2235 Ridgeway Road
Bernadette Hotaling, 2080 Lorain Road
Sabrina Kong, 2133 Lorain Road
Adli Batnij, 2141 Lorain Road
Steve Edo, 2130 Sherwood Road
Jordan Sollitto, 2150 Sherwood Road
Christa Lakon, 2340 Coniston Place

It was the consensus of the Committee that the project was not properly notice. The Committee recommended design modifications to address neighbors' concerns on neighborhood compatibility.

Committee Member Wong moved to continue the project to the March 15, 2017 meeting and extend the required action date to May 18, 2017.

Second by Vice-Chairman Dietrick. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

**4. DESIGN REVIEW COMMITTEE CASE NO. DRC16-50
2159 LORAIN ROAD, (YUAN/JAMES COANE & ASSOCIATES)**

Assistant Planner Choi presented the project and stated staff could not make all of the required findings.

James Coane, project architect, presented the project and was available for questions.

The following person spoke in opposition of the project:

Emily Burke, 2160 Lorain Road
Joyce Batnij, 2141 Lorain Road
James Fisk, 190 Lorain Road
Susan Aledort, 2150 Lorain Road
John Wolf, 2120 Lorain Road
Jennifer Giles, 2290 Lorain Road
Eldon Swanson, 2170 Lorain Road
Dale Pederson, 2140 Lorain Road, read letter from Helen Chang of 1725 Westhaven Road into the record
Sabrina Kong, 2133 Lorain Road
George Hotaling, 2080 Lorain Road
Gabriel Batnij, 2140 Lorain Road
Adli Batnij, 2141 Lorain Road
Ms. Ramirez, local real estate professional
Kelly Ryan, 2115 Lorain Road

It was the consensus of the Committee that the proposed new residence was not compatible with the legal neighborhood and its immediate neighbors primarily due to excessive visual massing, scale, and privacy concerns from a large second-story balcony. The Committee stated that it would take a substantial redesign of the project in order to achieve the high level of architectural standards expected in the community.

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

OTHER ITEMS

5. APPROVAL OF MEETING MINUTES FOR DECEMBER 7, 2016.

Committee Member Dustin moved to approve the December 7, 2016 minutes as corrected. Second by Vice-Chairman Dietrick. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

OPEN FORUM

ADJOURNMENT

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, February 15, 2017 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



AMANDA MERLO,
ASSOCIATE PLANNER