

**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-Chairman 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-Chairman 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