

CITY OF SAN MARINO

DESIGN REVIEW COMMITTEE AGENDA

Howard Brody, Chair
Kevin Cheng, Vice-Chair
Judy Johnson-Brody
Chris Huang
Joyce Gatsoulis Batnij



www.cityofsanmarino.org

(626) 300-0711 Phone

City Hall

Council Chambers

2200 Huntington Drive

San Marino, CA 91108

WEDNESDAY, OCTOBER 17, 2018

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: Chair Howard Brody, Vice-Chair Kevin Cheng, Committee Member Judy Johnson-Brody, Committee Member Chris Huang, and Committee Member Joyce Gatsoulis Batnij

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. DRC15-105
885 ROANOKE RD., (ASHWAY)**

The applicant proposes to construct a motorized driveway gate, pilasters with lighting, install a window material not found on the City's Pre-Approved Window Material List and exterior modifications to an existing one-story residence.

(Required Action Date: 11-30-18)

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC18-56
1792 WINDSOR RD., (KRECH/CORTEZ)**

The applicant proposes to construct a one-story addition visible from public view.

(Required Action Date: 12-1-18)

**3. DESIGN REVIEW COMMITTEE CASE NO. DRC18-61
2435 ADAIR ST., (LU)**

The applicant proposes to construct a street-facing block wall.

(Required Action Date: 12-1-18)

OTHER MATTERS

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. No more than two DRC members may participate in Open Forum discussions. Applications that have been heard by the DRC may not be discussed during Open Forum.

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 meeting to be held on Wednesday, November 7, 2018 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: OCTOBER 17, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC15-105**
885 ROANOKE RD., (ASHWAY)

Howard Brody, Chair
Kevin Cheng, Vice-Chair
Judy Johnson-Brody
Chris Huang
Joyce Gatsoulis Batnij

PROJECT DESCRIPTION

The applicant proposes to construct a motorized driveway gate, fencing, pilasters with lighting fixtures fronting Sussex Road (rear yard), provide exterior modifications and install a window material not found on the City's Pre-Approved Window Material List on the existing single-story residence.

The exterior modification involves a new entry door with an oval glass element and a new canopy over the front entry that measures eight (8) feet wide and projects four (4) feet from the face of the structure. The proposed driveway gate and fencing are iron material, in matte black color and four (4) feet in height. The pilasters are finished in used brick material with concrete gray caps.

ENVIRONMENTAL DETERMINATION

The project is Categorical Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15301(e)(1) and 15303(e) – existing facilities and accessory structures.

PROJECT HISTORY

October 17, 2018 – First hearing before the DRC
November 30, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 6
Object – 0
No response – 6
Neither – 2

DESIGN REVIEW FINDINGS – EXTERIOR MODIFICATIONS

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 exterior modifications will not alter the height, massing, and style of the existing structure. The structure will remain 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

Comment: The proposed exterior modifications 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 proposed front entry canopy appears disproportionate with the front façade. Similar styled homes typically have an entry canopy that is under the roof eave.

- 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: Staff found the proposed wood door with an oval glass element to be ornate for the style of the home. Majority of the front entry doors within the legal neighborhood are simple solid wood panel doors or door systems with sidelight panels. An entry door in an off-white color will provide better contrast to the brick material and complement the shutter and trims color on the structure.

Staff found the rectangular shape windows on east and west elevations to be inconsistent with the rest of the windows on the structure. The location of these windows are much higher than existing windows. The proposed window finish color is noted as white on the window schedule. However, the manufacturer offers the color in stone white. The applicant is requesting to install Marvin Integrity Wood-Ultrex window product, which is not on the City's Pre-Approved list. The applicant will provide a window sample and answer questions at the hearing.

The Marvin's window representative made a presentation to the Committee at the September 5th meeting. The Committee requested that the representative to return with detailed information on the operation, material, performance of the product, and how this product compares to traditional wood window.

DESIGN REVIEW FINDINGS - MOTORIZED DRIVEWAY GATE, AND PILASTERS WITH LIGHTING FIXTURES

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

Comment: Staff found the proposed driveway gate, fencing and brick pilasters to be architecturally compatible with the existing residence.

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 based on the definition of Block, Staff observed properties located along the south side of Sussex Road, between Granada Avenue and Chelsea Road, staff observed that only the two properties at each end of the Block are improved with a driveway gate. The proposed driveway gate are consistent in location and height as the driveway found at 1655 Chelsea Road. Staff did not witness any pilasters along Sussex Road, while the proposal will visually enhance the site; it is not consistent with the Block. Staff can support the driveway gate with the conditions that the pilasters are removed, the gate be made of wrought iron material.

The project site has a smaller frontage along Sussex Road than adjacent neighbors do because Sussex Road is the rear yard of the project and majority of the neighbors have their front yards and their homes facing Sussex Road. For this reason, properties fronting on Sussex Road have tall hedges and matured planting that effectively screened the homes from the street. The project site's rear yard and driveway access is from Sussex Road and therefore utilizes that portion of the lot differently than adjacent neighbors. Nonetheless, the landscaping along Sussex Road should be improved to a point that it can screen the fencing east of the driveway gate and the gate motor.

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 proposed driveway gate provides a 14-foot setback from the curb. There is no sidewalk at the project site and at the properties located to the west.

885 Roanoke Road



City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: CHRISTINE SONG, ASSISTANT PLANNER

DATE: OCTOBER 17, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC18-56**
1792 WINDSOR RD., (KRECH/CORTEZ)

Howard Brody, Chair
Kevin Cheng, Vice-Chair
Judy Johnson-Brody
Chris Huang
Joyce Gatsoulis Batnij

PROJECT DESCRIPTION

The applicant proposes to construct a one-story addition visible from public view.

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

October 17, 2018 – First hearing before DRC
December 1, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 2
Object – 0
No response – 11

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 consists of both one-story and two-story structures in various traditional architectural styles. The proposed one-story addition is located at the rear of

the existing structure on a corner lot and would not be highly visible. Staff finds that the project does not disrupt the streetscape and would maintain neighborhood compatibility.

- 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: Staff finds that the proposed addition would not result in any privacy impacts to adjacent properties.

- 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 addition is compatible with the existing structure, as all new construction will match existing features including architectural style, rooflines, and window configurations. The project provides an appropriate extension and transition of the existing building.

- 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: Proposed colors and materials will match the existing structure. The applicant will be installing Jeld-Wen Sitaline aluminum clad windows and matching the existing Boral Cedarlite roofing material, which are both on the City's Pre-Approved material lists. However, the proposed Velux skylight features domed glass and that is expressly discouraged in the City's Residential Design Guidelines. Staff would be able to make this finding with a condition of approval that requires the use of flat-profile glass for the proposed skylight.



Neighbor Letters Summary
✓ Approve
× Object
O No Response



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Howard Brody, Chair

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TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: CHRISTINE SONG, ASSISTANT PLANNER

DATE: OCTOBER 17, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC18-61**
2435 ADAIR ST., (LU)

PROJECT DESCRIPTION

The applicant proposes to construct a street-facing block wall. This application is part of an active Code Compliance violation due to unpermitted construction of a new replacement block wall.

ENVIRONMENTAL DETERMINATION

The project is Categorical Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303(e) because the project involves an accessory structure.

PROJECT HISTORY

October 17, 2018 – First hearing before the DRC

December 1, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 2

Object - 0

No response - 11

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 new replacement wall in the street-facing side 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: The proposed block wall will be replacing a previously existing block wall in the same location. The style, height, color and material will match that of the previously existing wall. The proposed block wall will be painted white and is architecturally compatible with the existing residence as the color would match and be consistent with the style of the residence.

- 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.

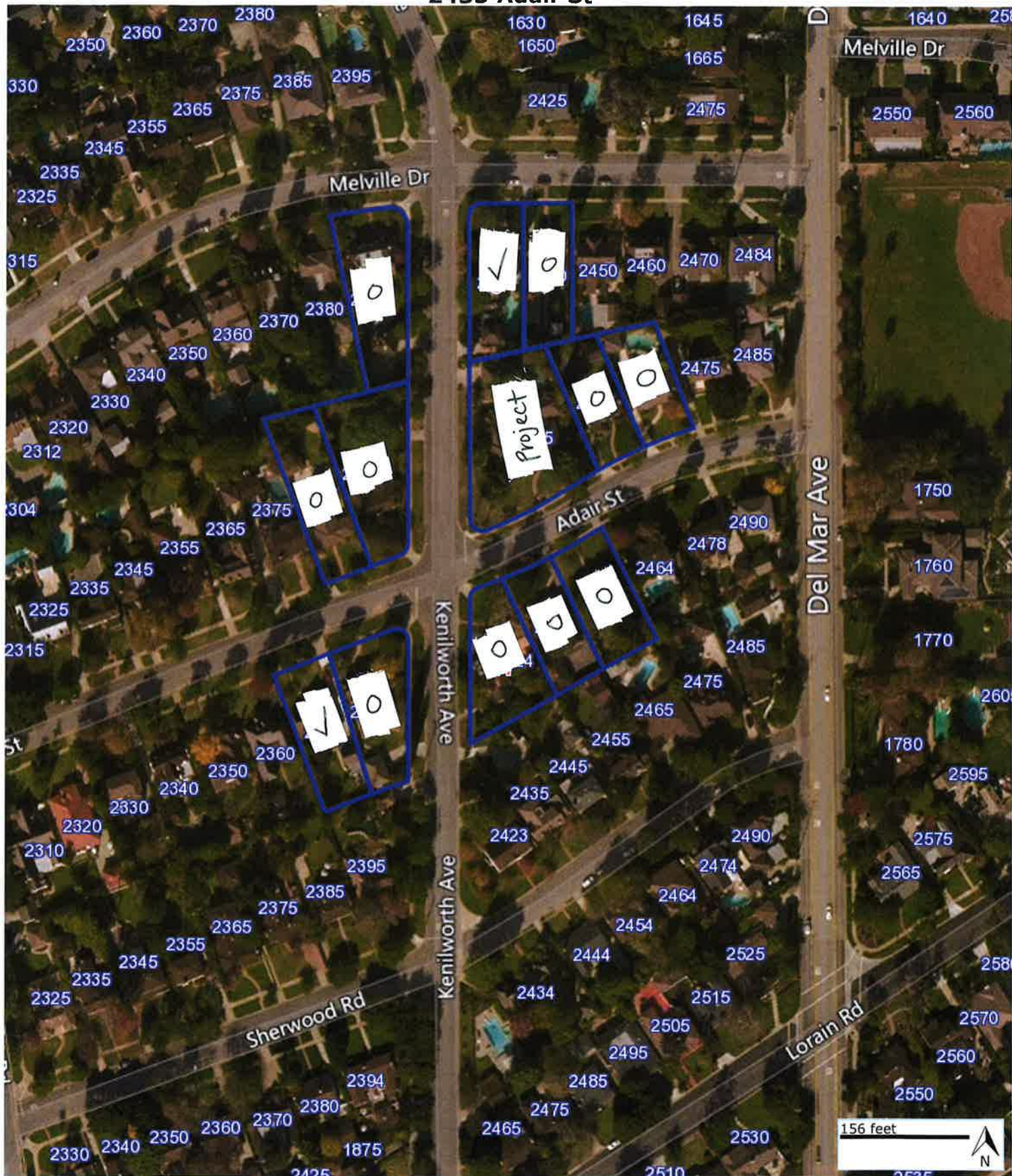
Comments: For the purpose of analyzing compatibility with existing residences, staff observed the house adjacent to the subject property, located along the same side of Kenilworth Avenue, in between Adair Street and Melville Drive (2424 Melville Drive). The adjacent neighbor's house is also improved with a street-facing block wall that is consistent in size, location, and appearance as the proposed block wall on the subject property.

- 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 proposed block wall will maintain a setback of 1 foot and 6 inches from the side property line, therefore it meets the minimum 18-inch setback required by City Code and will not create a hazardous condition to pedestrians or vehicular traffic.

2435 Adair St



Neighbor Letters Summary
 ✓ Approve
 x Object
 o No Response