WEDNESDAY, OCTOBER 3, 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, Committee Member Joyce Gatsoulis Batnij, and Alternate Committee Member 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. DRC18-31**
   2215 MELVILLE DR., (YANG)
   The applicant proposes to construct a one-story addition adjacent to the street side yard.
   *(Required Action Date: 11-5-18)*

2. **MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC16-81**
   1221 ROANOKE RD., (SAN ROANOKE LLC/CHAN)
   The applicant proposes to modify the roofing product of a previously approved project to a roofing product that is not on the City’s Pre-Approved Roof Materials Colors and Application List.
   *(Required Action Date: 11-11-18)*

3. **MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC16-83**
   2735 CANTERBURY RD., (TERRA OAKS LLC/CHAN)
   The applicant proposes to modify the roofing product of a previously approved project to a roofing product that is not on the City’s Pre-Approved Roof Materials Colors and Application List.
   *(Required Action Date: 11-11-18)*

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, October 17, 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.
TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: OCTOBER 3, 2018

SUBJECT: DESIGN REVIEW CASE NO. DRC18-31
2215 MELVILLE DR., (YANG)

PROJECT DESCRIPTION

The applicant is requesting to construct a single-story addition that is visible from street view. The addition involves the conversion of an existing attached two-car garage into livable area and the construction of a new attached two-car garage along the street-facing side yard.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 because the project involves an existing facility.

PROJECT HISTORY

October 3, 2018 – First hearing before the DRC
November 5, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 2
Object – 1*
No response – 11

*The objection concerns the square footage of the addition project. The proposed project is within code allowance.

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 project site is one of two corner properties within the legal neighborhood that has an attached garage; the addition extends the length of the structure along the street-facing side yard. The project provides sufficient space in the rear yard in a manner that is similar to adjacent properties. Staff finds the project to be compatible with the development pattern on adjacent corner properties 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

   Comment: The proposed single-story addition provides sufficient setbacks from the north and east neighbor and will not have privacy impacts on adjacent neighbors.

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 single-story addition is well integrated with the existing structure. The addition comprises of an extension from the existing structure with consistent roof slope and exterior materials to ensure a seamless appearance.

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 window and roofing materials are consistent with existing materials on the structure. Existing windows on the structure comprises of casement and double hung styles, although the proposed single hung windows are different in operation, staff can find that it will achieve a consistent visual appearance with the remainder of the windows on the structure.
City of San Marino  
2200 Huntington Drive  
San Marino, CA 91108  
(626) 300-0711

DESIGN REVIEW  
APPROVAL/OBJECTION  
NEIGHBOR LETTER

1. Charles Schwab  
(name)  
2215 Melville Dr.  
(address)  
San Marino and have been  
shown the plans and elevations of proposed changes to the neighboring property located at  
2215 Melville Dr.  
(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. It is non-conforming.

5. I object in particular to the following:
   a. No square footage shown on proposed addition.
   b. What is the square footage of the lot. What will be the net square footage of the house.
   c. What is the City's criteria for the square footage of a house versus the square footage of the lot.

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

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

Property Owner's Signature  
8/12/18  
Date
TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: OCTOBER 3, 2018

SUBJECT: MODIFICATION TO DESIGN REVIEW CASE NO. DRC16-81
1221 ROANOKE RD., (SAN ROANOKE LLC/CHAN)

PROJECT DESCRIPTION

The applicant proposes to change the roofing material of a previously approved residence. The prior approved roofing material was the Boral Cedarlite simulated wood shake tiles in the Silverwood color, which is from the City’s Pre-Approved Roof Materials Colors and Application list. The proposed roofing material is also a simulated wood shake material manufactured by Boral, the product name is Madera 900, in the color Autumnwood. The proposed roofing material is not on the City’s pre-approved material list.

The proposed Boral Madera tiles are installed in the City at 1285 San Gabriel Boulevard and 648 Winston Avenue. The applicant also provided that 1100 Monte Verde Drive and 1056 Encanto Drive, in the City of Arcadia, are improved with the Madera 900 product.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class 1 because the roofing material change is negligible and does not involve expansion of the previously approved project.

PROJECT HISTORY

October 3, 2018 – First hearing before the DRC
November 11, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 3
Object – 0
No response – 14
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 project will maintain its compatibility with the legal neighborhood. The change in roofing material will not alter the style, massing, bulk, and height of the structure. The proposed product is nearly identical in appearance to the previously approved product.

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 proposed roofing material is also a simulated wood shake tile from the same manufacturer as the previously approved material. The proposed roofing material is from the Madera product line; this is a heavier product at an installed weight of approximately 950 pounds per square area as compared to the previously approved Cedarlite product at an installed weight of approximately 596 pounds per square. Both Cedarlite and Madera products are manufactured from the same mold and therefore have the same appearance. Although the tile colors have different names, the roofing material representative explained that the name difference is to distinguish the various product lines offered by the Boral Company. In this case, the previously approved Cedarlite in Silverwood color is the same color as the Autumnwood color from the Madera product line.
TO: CHAIRMAN AND MEMBERS OF THE DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: OCTOBER 3, 2018

SUBJECT: MODIFICATION TO DESIGN REVIEW CASE NO. DRC16-83 2735 CANTERBURY RD., (TERRA OAKS LLC/CHAN)

PROJECT DESCRIPTION

The applicant proposes to change the roofing material of a previously approved new residence from Boral Cedarlite in Silverwood color to Boral Madera 900 in Autumnwood color. The prior approved roofing material was from the City’s Pre-Approved Roof Materials Colors and Application list and the proposed roof material is not thereby requiring the approval of the Committee.

The proposed roofing material remains simulated wood shake tiles manufactured by Boral, the requested change involves the product line going from Cedarlite to Madera 900, and the color from Silverwood to Autumnwood. The proposed product is not on the City’s pre-approved material list.

The proposed Boral Madera tiles are installed in the City at 1285 San Gabriel Boulevard and 648 Winston Avenue. The applicant also provided that 1100 Monte Verde Drive and 1056 Encanto Drive, in the City of Arcadia, are improved with the Madera 900 product.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class 1 because the roofing material change is negligible and does not involve expansion of the previously approved project.

PROJECT HISTORY

October 3, 2018 – First hearing before the DRC
November 11, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 2
Object – 0
No response – 14
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 change in roofing material product will not alter the style, massing, bulk, and height of the structure, therefore project maintains its compatibility with the legal neighborhood. The proposed product nearly identical in appearance to the previously approved product.

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 proposed roofing material remains simulated wood shake tiles manufactured by Boral. The proposed Madera wood shake tile is a heavier product with an installed weight of approximately 950 pounds per square area as compared to the previously approved Cedarlite product with an installed weight of approximately 596 pounds per square. The Cedarlite and Madera products have the same appearance that mimic a piece of natural hand-split cedar shake because both products are produced from the same mold.

   Although the tile color names are different, the roofing material representative explained that the name difference is to distinguish the various product lines offered by the Boral Company. In this case, the previously approved Cedarlite Silverwood color is the same color as the Autumnwood color from the Madera product line.