

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, DECEMBER 19, 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. MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC18-33
1280 SHENANDOAH RD., (YOUNG)**

The applicant proposes to modify the front facade treatment of a previously approved project.
(Required Action Date: 1-18-19)

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC18-39
1891 WINDSOR RD., (PAPPAS/HAN)**

The applicant proposes to construct a first and second story addition to the existing two-story residence.
(Required Action Date: 2-24-19)

OTHER MATTERS

3. APPROVAL OF MEETING MINUTES FOR OCTOBER 3, 2018 AND NOVEMBER 20, 2018.

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 regular meeting to be held on Wednesday, January 2, 2019 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



Howard Brody, Chair

Kevin Cheng, Vice-Chair

Judy Johnson-Brody

Chris Huang

Joyce Gatsoulis Batnij

TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI, ASSOCIATE PLANNER

DATE: DECEMBER 19, 2018

SUBJECT: **MODIFICATION FOR DESIGN REVIEW CASE NO. DRC18-33**
1280 SHENANDOAH RD., (YOUNG)

PROJECT DESCRIPTION

The applicant proposes to modify the front façade treatment of a previously approved exterior modification project.

At the June 20, 2018 DRC meeting, the property received approval to modify the front façade treatment of the existing two-story structure. The modifications included removing a metal entry porch, re-install the same entry door and sidelites at the new entryway and adding a new wood surround in an off-white color matching the stucco wall. The applicant is now proposing to change from the wood surround to a projecting limestone surround. The entry door system and the lighting fixtures will remain the same as previously approved.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301(e)(1) - Existing facilities.

PROJECT HISTORY

December 19, 2018 – First hearing before the DRC

January 18, 2019 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 8

Object – 0

No response – 3

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 proposed entry treatment change would not alter the massing and compatibility of the structure with the neighborhood. Majority of the structures within the legal neighborhood are improved with similar projecting entry treatment.

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 projecting limestone surround would complement the scale of the two-story structure. The natural limestone color would blend in well with the off-white stucco walls.

1280 Shenandoah Road Legal Neighborhood



1284 DON JOSE DRIVE
 CLEVELAND, OH 44115
 (216) 424-8300
 info@natalieckazarian.com
 natalieckazarian.com

DATE: PROJECT PHASE: REV #

CLIENTS:
 HANCO AND PARTNERS, INC.
 280 SHENADOH ROAD
 SAN MARINO, CA 91076

PROJECT TITLE:
 1280 SHENADOH ROAD
 SAN MARINO, CA 91076

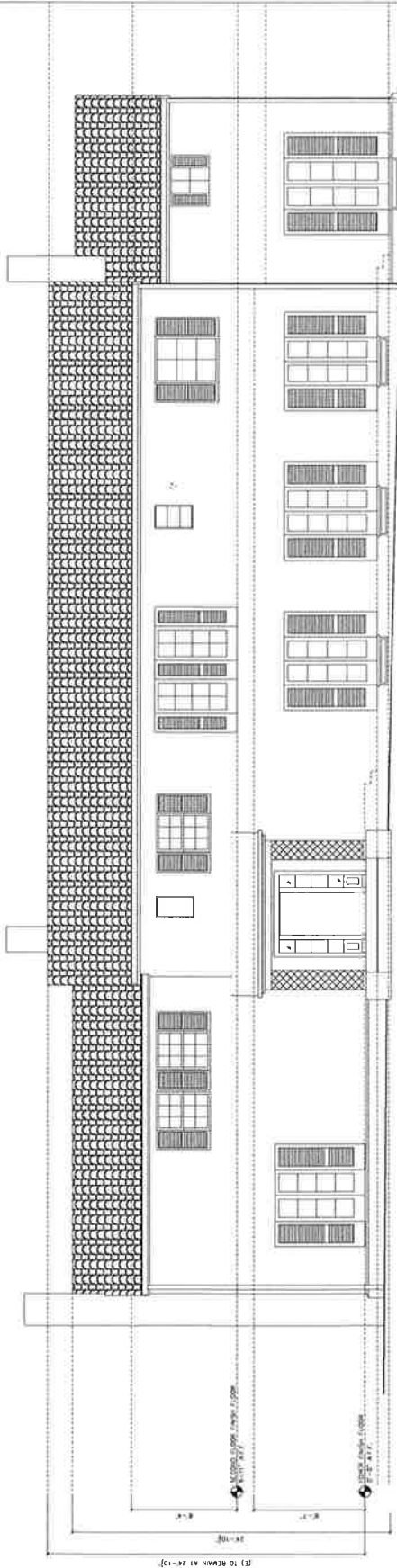
DRAWING TITLE:

EXTERIOR
 ELEVATIONS -
 MAIN HOUSE

SHEET #

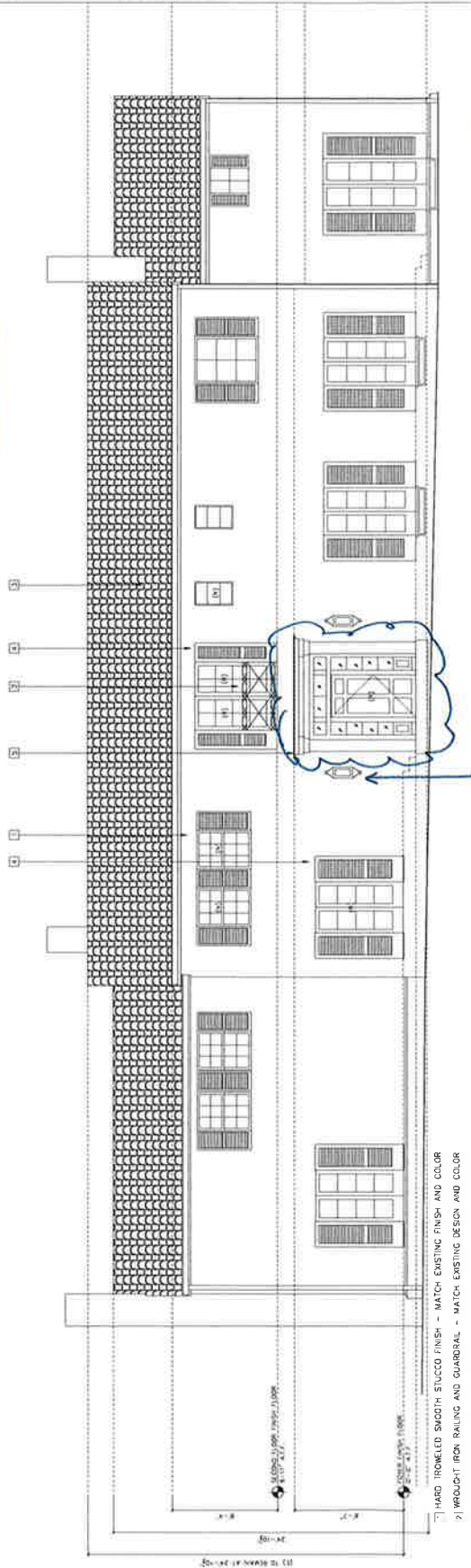
A-3.0

SCALE: AS NOTED



WEST ELEVATION SCALE 1/4" = 1'-0" 1

ORIGINAL



WEST ELEVATION SCALE 1/4" = 1'-0" 2

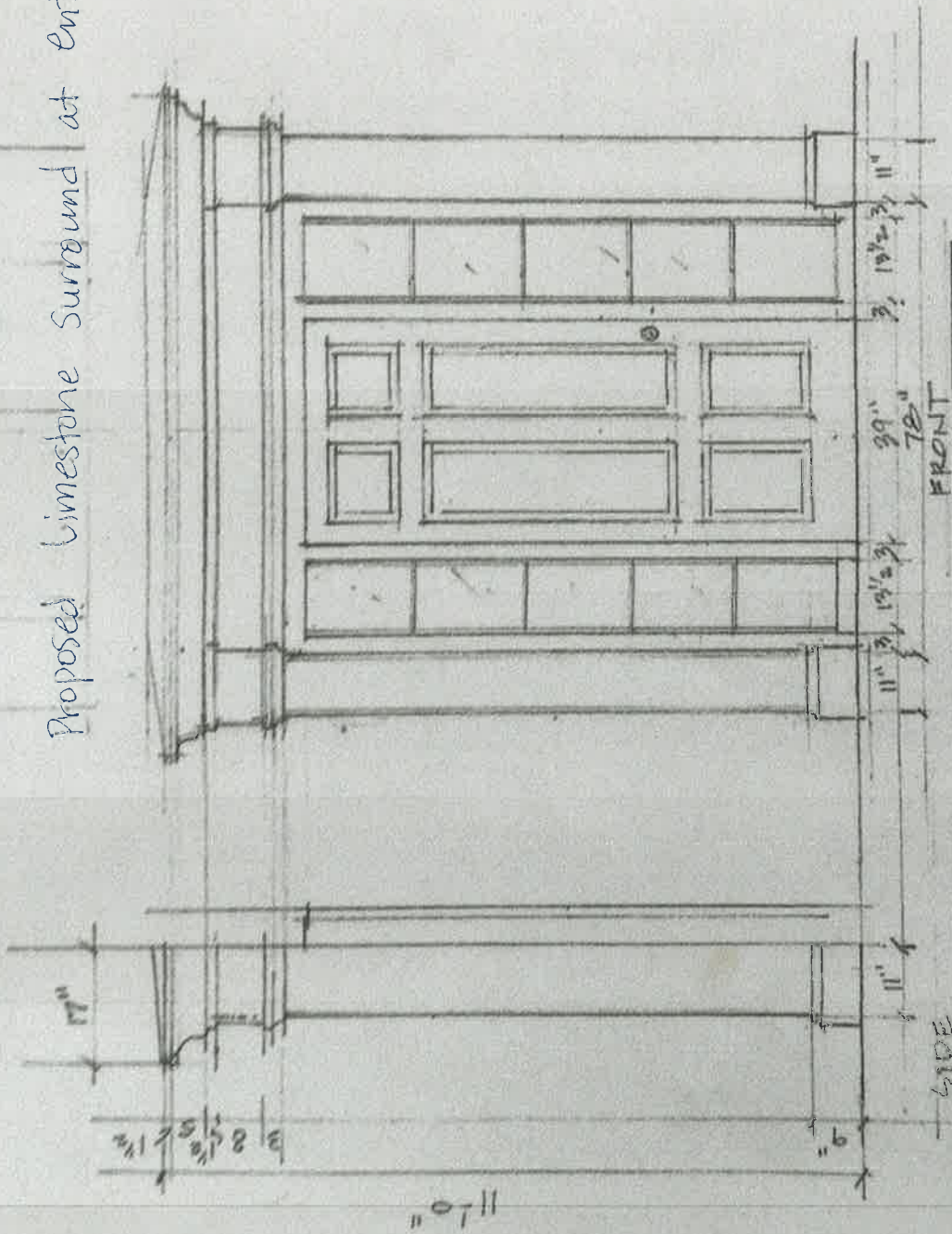
DRC APPROVED 6/20/18

NEW GAS LIGHTING FIXTURE

PAINTED TO MATCH STUCCO COLOR

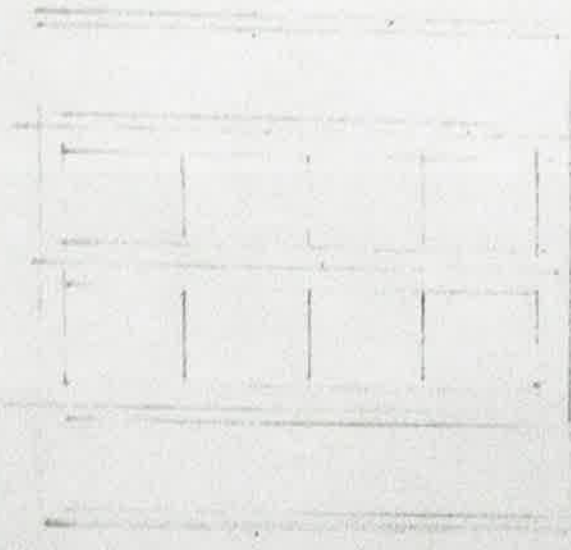
- 1 HARD IRONLEAD SMOOTH STUCCO FINISH - MATCH EXISTING FINISH AND COLOR
- 2 WROUGHT IRON RAILING AND GUARDRAIL - MATCH EXISTING DESIGN AND COLOR
- 3 REDLAND CLAY TILE ROOF (CC-ESR-1485) RAJA WISSEON - 10 LB/SQ. FT.
- 4 SHUTTERS - MATCH EXISTING DESIGN AND COLOR
- 5 NEW WOOD SURROUND - PAINTED TO MATCH STUCCO COLOR

Proposed Limestone Surround at Entryway



SIDE

FRONT



PLAN VIEW

SCALE 3/8" = 1'-0"

LIMESTONE

YOUNG RES. FRONT ENTRY

Property located on Orange Grove Blvd., Pasadena.
An example of limestone surround on stucco wall!





City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI, ASSOCIATE PLANNER

DATE: DECEMBER 19, 2018

SUBJECT: **DESIGN REVIEW CASE NO. DRC18-39**
1891 WINDSOR RD., (PAPPAS/HAN)

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

PROJECT DESCRIPTION

The applicant proposes to construct a first and second story addition to an existing two-story residence.

The project involves the removal of a palm tree along the south property line. The applicant has been advised of the tree removal moratorium currently in effect until February, 2019.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301(e)(1) - Existing facilities.

PROJECT HISTORY

December 19, 2018 – First hearing before the DRC
February 24, 2019 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 9
Object – 0
No response – 3

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 proposed addition is compatible with the neighborhood in massing, scale, bulk, and building height. The project would not alter the front facade of the two-story Spanish structure.

- 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 first floor addition along the south side yard would not generate privacy concerns from the south neighbor. The second floor balcony has a direct view into the project's back yard; at most, the balcony would have a view of the south neighbor's garage structure. Staff does not anticipate any privacy issues associated with this project.

- 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 provides matching roof slope, eave overhang and window treatments. The project is well integrated with the existing structure and it will maintain the architectural characteristics of the 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: The second floor balcony provides matching columns and decorative bracings as the existing street-facing balcony. Exterior colors, finishes and window materials are consistent throughout the structure.

1891 Windsor Road DRC18-39



**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
OCTOBER 3, 2018 - 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Chairman Howard Brody, Vice-Chair Kevin Cheng, Committee Member Judy Johnson-Brody, and Committee Member Joyce Gatsoulis Batnij.

ABSENT: Committee Member Chris Huang.

APPEAL PROCEDURE

Chairman Brody 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 public comments.

PUBLIC HEARINGS

**1. DESIGN REVIEW COMMITTEE CASE NO. DRC18-31
2215 MELVILLE DR., (YANG)**

Associate Planner Choi presented the project and stated that staff can make the required findings for the single-story addition project.

Vice-Chair Cheng recused himself from the project and stepped out of the Council Chamber.

Paula Tsukamoto, project architect, presented the project and clarified that the new shutters will have matching color with the existing shutters.

There were no public comments.

The Committee found the addition to be appropriate in massing and location but had concerns with the alignment of the addition with the existing structure along the west elevation and exterior colors matching existing colors on the structure.

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

1. The west elevation of the proposed garage shall align with the west elevation of the existing structure.
2. All exterior materials and colors shall match existing.

Second by Committee Member Batnij. AYES: Committee Member Johnson-Brody, Committee Member Batnij, Chair Brody. NOES: None.

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

Associate Planner Choi presented the project background and the applicant's request to use a different roofing product that is not on the City's Pre-Approved Material List.

The proposed Madera product is the same simulated tile material and color as the previously approved Cedarlite product. The Boral Roofing Company manufactures both products using the same mold to achieve the same appearance that mimic natural hand-split cedar shake. The proposed Madera product is heavier in weight as compared to the Cedarlite product.

Staff was able to make the required findings because the change in roofing product would not alter the structure's massing, orientation, architectural details and compatibility with the legal neighborhood.

Philip Chan, project designer, provided an explanation for the requested change.

Neal Gochman, Territory Manager for Boral Roofing, Inc., provided an overview of the Cedarlite product that is currently on the City's Pre-Approved Material List and the proposed Madera product.

There were no public comments.

It was the consensus of the Committee that the Madera product in Vintage Wood color would be compatible with the project and with the neighborhood.

Vice-Chair Cheng moved to approve the project with the following condition:

1. Applicant shall use Boral Madera 900 roofing material in the color Vintage Wood.

Second by Committee Member Johnson-Brody. AYES: Committee Member Johnson-Brody, Committee Member Batnij, Vice-Chair Cheng, Chair Brody. NOES: None.

**3. MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC16-83
2735 CANTERBURY RD., (TERRA OAKS/CHAN)**

Associate Planner Choi provided a background on the prior approval for the project and stated that the proposed Madera product would provide the same visual appearance and the structure would remain compatible with the neighborhood.

Philip Chan, project designer, stated that he is open to different color options.

There were no public comments.

The Committee found the proposed product and color compatible with the architectural style of the structure and the neighborhood.

Vice-Chair moved to approve the project as submitted. Second by Committee Member Johnson-Brody. AYES: Committee Member Johnson-Brody, Committee Member Batnij, Vice-Chair Cheng, Chair Brody. NOES: None.

OTHER MATTERS

ADJOURNMENT

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, October 17, 2018 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

EVA CHOI,
ASSOCIATE PLANNER

**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
NOVEMBER 20, 2018 - 7:00 P.M.**

CALL TO ORDER Chair Brody called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

ABSENT: None.

APPEAL PROCEDURE

Chair Brody 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 public comments.

PUBLIC HEARINGS

**1. DESIGN REVIEW COMMITTEE CASE NO. DRC18-81
1155 AVONDALE RD., (FU/FIELDS)**

Assistant Planner Song presented the project.

Cheryl Fields, landscape architect, provided explanation on the chosen driveway gate style and answered questions related to the proposed materials.

There were no public comments.

Committee Member Huang stated that he found the large area of grid pattern on the gates to be incompatible with the home.

Majority of the Committee found the project to be within the boundary of acceptability for compatibility with the Block.

Committee Member Johnson-Brody moved to approve the project as submitted. Second by Vice-Chair Cheng. AYES: Committee Member Batnij, Committee Member Johnson-Brody, Vice-Chair Cheng, Chair Brody. NOES: Committee Member Huang.

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC18-60
2240 EL MOLINO PL., (GAO)**

Assistant Planner Song provided the project summary and stated that staff was able to make the required findings.

John Gao, property owner, explained that this is a very small addition project.

There were no public comments.

The Committee found the additional eight square feet to expand the laundry room to be very modest and logical with the existing floor plan. The Committee found the project compatible with the legal neighborhood.

Vice-Chair Cheng moved to approve the project as submitted. Second by Committee Member Batnij. AYES: Committee Member Johnson-Brody, Committee Member Huang, Committee Member Batnij, Vice-Chair Cheng, Chair Brody. NOES: None.

**3. MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC17-10
828 SIERRA MADRE BLVD., (HASLOCK)**

Associate Planner Choi presented the project and stated that the requested change in window material would not alter the structure's compatibility with the neighborhood. Staff was able to make the required findings.

Chris Haslock, window product representative, answered questions about the Andersen E-Series window product and available color options.

There were no public comments.

Committee Member Batnij found that the Andersen E-Series window material is not compatible with all architecture style and that this product is not appropriate on the structure.

Majority of the Committee found the window material to be compatible with the structure provided that the Andersen E-Series window color matches the previously approved color.

Committee Member Johnson-Brody moved to approve the project with the following condition:

1. The applicant shall use Andersen E-Series windows and work with staff to select a color that best matches the previously approved window color.

Second by Vice-Chair Cheng. AYES: Committee Member Batnij, Committee Member Huang, Committee Member Johnson-Brody, Vice-Chair Cheng, Chair Brody. NOES: None.

**4. DESIGN REVIEW COMMITTEE CASE NO. DRC18-72
2215 ASHBOURNE DR., (LUGO/HASLOCK)**

Associate Planner Choi provided the report and explained that the project involves retrofit windows using existing window openings.

Chris Haslock, window product representative, presented the project.

Committee Members Batnij and Johnson-Brody found that wood windows would be more appropriate and in keeping with the traditional structure.

Committee Member Huang stated he found the retrofit windows to be suitable for the structure.

Vice-Chair stated that he would prefer to see a complete window replacement, however he understands the owner's desire to upgrade the structure.

Chair Brody stated that he could reluctantly support the project.

Vice-Chair Cheng moved to approve the project as submitted. Second by Committee Member Huang. AYES: Committee Member Huang, Committee Member Johnson-Brody, Vice-Chair Cheng, Chair Brody. NOES: Committee Member Batnij.

OTHER MATTERS

ADJOURNMENT

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, December 5, 2018 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

EVA CHOI, ASSOCIATE PLANNER