WEDNESDAY, APRIL 18, 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: Chairman Kevin Cheng, Vice-Chair Corinna Wong, John Dustin, Judy Johnson-Brody, Chris Huang, Frances Banerjee, and 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. DRC17-38
   1715 WESTHAVEN RD., (ZHU/PDS STUDIO)
   The applicant proposes to construct a new two-story residence with a detached two-car garage.
   *(Required Action Date: 6-12-18)*

2. DESIGN REVIEW COMMITTEE CASE NO. DRC18-05
   2680 MONTEREY RD., (WANG)
   The applicant proposes to replace the existing wood shake roofing material on the residence and the detached garage with roofing material not found on the City’s Pre-Approved Roof Materials Colors and Application list.
   *(Required Action Date: 5-25-18)*

3. DESIGN REVIEW COMMITTEE CASE NO. DRC18-07
   1225 OAKWOOD DR., (OBAID-SCHMID/DUBON)
   The applicant proposes to install roofing material not found on the City’s Pre-Approved Roof Materials Colors and Application list.
   *(Required Action Date: 5-25-18)*

4. DESIGN REVIEW COMMITTEE CASE NO. DRC17-101
   1448 BRADBURY RD., (LIU/FONG)
   The applicant proposes to construct a one-story addition and exterior modifications
   *(Required Action Date: 5-6-18)*

5. DESIGN REVIEW COMMITTEE CASE NO. DRC17-97
   1230 LORAIN RD., (LEE/R&C CONSTRUCTION INC.)
   The applicant proposes to construct a first and second-story addition.
   *(Required Action Date: 6-1-18)*

OTHER MATTERS

6. REQUEST FOR PROJECT APPROVAL EXTENSION
   2134 S. OAK KNOLL AVE., (LI)
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, May 2, 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
FROM: EVA CHOI, ASSOCIATE PLANNER
DATE: APRIL 18, 2018
SUBJECT: DESIGN REVIEW CASE NO. DRC17-38
1715 WESTHAVEN RD., (ZHU/ PDS STUDIO)

PROJECT DESCRIPTION

The applicant proposes to construct a two-story residence with a detached two-car garage.

RECOMMENDED ACTION

City policies require the installation of story poles and a public notice sign at the project site prior to the public hearing date. This project failed to install the story poles and the public notice sign, therefore the project is deemed incomplete and cannot be considered by the Committee.

Staff recommends that the Committee table the project for the May 2, 2018 meeting. This will allow the applicant time to install the required story poles and public hearing notice. City staff will provide new hearing notices to those within the legal neighborhood.
TO: CHAIRMAN AND MEMBERS OF THE DESIGN REVIEW COMMITTEE
FROM: CHRISTINE SONG, ASSISTANT PLANNER
DATE: APRIL 18, 2018
SUBJECT: DESIGN REVIEW CASE NO. DRC18-05 2680 MONTEREY RD., (WANG)

PROJECT DESCRIPTION

The applicant requests to replace the existing wood shake roofing material on the residence and the detached garage with composition shingle roofing material manufactured by CertainTeed in the Shenandoah color.

The CertainTeed Landmark TL composition shingle roofing material is installed at 1310 Lorain Road (Country Gray), 2650 Monterey Road (Shenandoah), and 632 La Mirada Ave. (Shenandoah).

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

April 18, 2018 – First hearing before DRC
May 25, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 10
Object – 0
No response – 6

DESIGN REVIEW FINDINGS

In addition to the required findings, the Code allows the DRC to consider the following items when reviewing a roof material applications: 1. Fire, wind and/or earthquake safety; 2. Structural integrity; 3. The extent the roof is exposed to public view or view by neighbors; and 4. The ability of the proposed roofing material to successfully dispose of rainwater for the particular house.
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 neighborhood mostly consists of Tudor, Spanish, and Minimal Traditional style homes. Neighboring structures within the legal neighborhood comprise of natural wood shake, simulated wood shake, and tile roofing materials. Staff finds that the proposed installation of composition shingle roofing material would be incompatible with the overall streetscape along Monterey Road.

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 composition shingle roofing material would not be consistent with the architectural style of the existing home as Tudor style homes typically employ natural wood shake or slate roofing material. The composition shingle roofing material would not be able to achieve the volume and textured quality of natural roofing material. The roof pitch of the existing home is rather steep and its high visibility as a corner lot makes this proposed installation problematic.
TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE
FROM: CHRISTINE SONG, ASSISTANT PLANNER
DATE: APRIL 18, 2018
SUBJECT: DESIGN REVIEW CASE NO. DRC18-07
1225 OAKWOOD DR., (OBAID-SCHMID/DUBON)

PROJECT DESCRIPTION

The applicant proposes to install the Timberline HD Reflector Series fiberglass asphalt shingle roofing material in the Birchwood color. The proposed roofing material and color are not on the City’s pre-approved roof material list.

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

April 18, 2018 – First hearing before DRC
May 25, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 11
Object – 0
No response – 2

DESIGN REVIEW FINDINGS

In addition to the required findings, the Code allows the DRC to consider the following items when reviewing a roof material applications: 1. Fire, wind and/or earthquake safety; 2. Structural integrity; 3. The extent the roof is exposed to public view or view by neighbors; and 4. The ability of the proposed roofing material to successfully dispose of rainwater for the particular house.

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 neighborhood mostly consists of Minimal Traditional and Ranch style homes with low roof pitches. The predominant type of roofing material found in the legal neighborhood are natural wood shake and simulated wood shake concrete tiles. The property owner has already installed the Timberline HD shingle roofing material on the structure without an approved permit, so staff has provided a photo of the structure prior to the roofing installation for the Committee’s review and consideration. Staff is unable to make this finding as the color is significantly lighter than the other roofing materials found in the legal neighborhood. As a corner property, the structure has high visibility along a major arterial street (Sierra Madre Blvd.) and staff finds that the installation of this roofing material results in an undesirable visual impact to the streetscape.

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 Timberline HD fiberglass asphalt shingle material in the Birchwood color is not an appropriate selection for the existing structure. The asphalt shingles are a poor representation of any type of natural roofing material and does not provide any textural contrast to the structure.
Neighbor Letters Summary

✓ Approve
X Object
O No Response
TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: CHRISTINE SONG, ASSISTANT PLANNER

DATE: APRIL 18, 2018

SUBJECT: DESIGN REVIEW CASE NO. DRC17-101
1448 BRADBURY RD., (LIU/FONG)

PROJECT DESCRIPTION

The applicant proposes to construct a one-story addition and exterior modifications to the existing single-story residence.

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

April 18, 2018 – First hearing before DRC
May 6, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 5
Object – 0
No response – 9

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 neighborhood predominantly consists of Minimal Traditional style homes. Staff finds that the proposed changes to the existing home are relatively minor and would still maintain compatibility with the surrounding 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

Comments: The proposed addition runs along the north property line and provides the required side yard setback for Area District VI. There is only one new window being added as a result of the proposed addition and it would not impact the north neighbor’s reasonable expectation of 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: Staff finds that the proposed addition is compatible with the existing building, as it is simply extending 171 square feet to accommodate a larger kitchen and remodeled floor plan with minimal change to the building elevations. The project proposes to replace existing lattice posts with wood column posts and brackets on the front porch. Staff finds that this change is suitable in maintaining the Minimal Traditional appearance 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 proposed window and roofing materials are selected from the City’s Pre-Approved Lists and are consistent with the existing home. All colors and materials included in the addition will match the existing.
TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI, ASSOCIATE PLANNER

DATE: APRIL 18, 2018

SUBJECT: DESIGN REVIEW CASE NO. DRC17-97
1230 LORAIN RD., (LEE/R&C CONSTRUCTION INC.)

PROJECT DESCRIPTION

The applicant proposes to construct a first and second-story addition.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (existing facilities).

PROJECT HISTORY

April 18, 2018 – First hearing before the DRC.
June 1, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 7
Object – 0
No response – 2

*Applicants are only required to contact neighbors/property owners within the San Marino city boundary.

DESIGN REVIEW FINDINGS – NEW RESIDENCE

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 first and second-story addition in the rear of the existing two-story structure maintains the current architectural style and building height. The project will not significantly alter the massing and volume of the structure because the project involves a small expansion (170 square feet on each floor) that is not visible from the street therefore the structure remains compatible with 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 addition introduces new windows facing the rear yard that do not have a direct sightline into adjacent structures.

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 resulting building height, roof slope, window type are consistent with the existing structure. The addition is well integrated with the existing 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 proposed exterior materials, textures, and color scheme are consistent with the existing structure. The elevation drawings lack details on the window treatments, staff recommends a condition of approval that the window treatments to include bullnose stucco edge and window sill as shown on Sheet A-5.1.
TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: APRIL 18, 2018

SUBJECT: PROJECT EXTENSION REQUEST
DESIGN REVIEW CASE NO. DRC16-102
2134 S. OAK KNOLL AVE., (LI)

PROJECT DESCRIPTION

At the May 3, 2017 Design Review meeting, the Committee approved a single-story addition, a detached teahouse structure, and the installation of fencing and gate at the subject property. Pursuant to City Code Section 23.15.08(C), the DRC approval is valid for one-year and the applicant must obtain the building permit within one-year from the approval date.

The project received structural plan check approval on March 13, 2018, however the property owner is not ready to obtain the permit. The property owner is requesting an extension of the DRC approval so he can select a contractor for the project. Should the DRC approve the extension request, the new DRC approval expiration date will be May 3, 2019.
To: City of San Marino Planning and Building Department  
2200 Huntington Drive  
San Marino, CA 91108-2639

From: Vincent Tsoi, Principal, SLS Design

Subject: Request for Extension of Design Review Decision for  
No. DRC 16-102  
2134 S Oak Knoll Ave, San Marino, CA

Date: April 10th, 2018

To whom it may concern,

We would like to request for an extension to the design review approval of DRC No. 16-102 (2134 Oak Knoll, San Marino, CA). The project was approved at a public hearing on May 3rd, 2017 and building plan check on March 13th, 2018 (Plan Check No. 17-667). Currently, the project owner is working to select a contractor and would like to request for more time to complete the bidding process.

Sincerely,

[Signature]

Vincent Tsoi / SLS Design  
Principal
May 10, 2017

Ming Li
1760 Ramiro Road
San Marino, CA 91108

SUBJECT: DECISION OF THE DESIGN REVIEW COMMITTEE
AT A MEETING HELD ON MAY 3, 2017 FOR
DESIGN REVIEW APPLICATION NO. DRC16-102
2134 S OAK KNOLL AVE, SAN MARINO, CA

Dear Ms. Li:

The Design Review Committee thanks you for participating in the Design Review Process regarding the construction of a one-story addition and a basement to the existing single-story structure, a detached tea house, and front and rear yard fencing and gates at the property known as 2134 S Oak Knoll Ave. The City of San Marino encourages and appreciates efforts to upgrade and improve property insofar as such improvements are aesthetically complementary as well as compatible with neighboring buildings. After a full review and consideration of your application and after an open, public hearing held May 3, 2017, the Design Review Committee approved your application subject to the following conditions:

1. The windows and doors on the main house shall be consistent.
2. The applicant shall work with staff on the number and placement of exterior light fixtures.
3. The applicant shall work with staff on the opacity of the gates facing Courtland Ave.
4. The applicant shall work with staff on the placement of the trash enclosure.

The Design Review Committee’s decision is final unless appealed to the Planning Commission within fifteen (15) days from the date of their action. This action is valid for a period of one year from the date of the meeting. Please place this approval letter on the plans submitted for plan check. The approved plans are legal documents and the project must be constructed exactly per the approved plans. Any modifications to these plans must be presented to the City, prior to construction, for determination if Design Review Committee’s approval of such changes is required. Construction that is not in accordance to the approved plan is subject to a fine of 5% of the valuation of the construction or $2,500, whichever is greater. After payment of the penalty fee, the modifications would still require review and approval by the Design Review Committee. The Design Review Committee could approve, conditionally approve, or deny the proposed modifications.

The Design Review Committee members extend their best wishes to you for the successful completion of your improvement project.

Sincerely,

Alexandria En
Professional Intern

cc: David Lai, davidl@slsdinc.com