CITY OF SAN MARINO

DESIGN REVIEW COMMITTEE AGENDA

Kevin Cheng, Chair
Corinna Wong, Vice-Chair
John Dustin
Judy Johnson-Brody
Chris Huang
Lon Wahlberg, Alternate

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(626) 300-0711 Phone
City Hall
Council Chambers
2200 Huntington Drive
San Marino, CA 91108

WEDNESDAY, JUNE 20, 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, 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. DRC17-72  
   2960 LORAIN RD., (CHAN)  
   This item was continued from the April 4, 2018 meeting. The applicant proposes to construct a new single-story residence with an attached two-car garage, street facing block walls.  
   (Required Action Date: 8-16-18)

2. DESIGN REVIEW COMMITTEE CASE NO. DRC18-06  
   1270 MESA RD., (GU/SUEN)  
   The applicant proposes to construct a driveway gate and perimeter fencing.  
   (Required Action Date: 8-4-18)

3. DESIGN REVIEW COMMITTEE CASE NO. DRC18-30  
   1280 SHENANDOAH RD., (YOUNG/KAZANJIAN)  
   The applicant proposes to provide exterior modifications to the existing two-story residence  
   (Required Action Date: 8-4-18)

4. DESIGN REVIEW COMMITTEE CASE NO. DRC18-25  
   1735 S. LOS ROBLES AVE., (LOPEZ/JOHNSON)  
   The applicant proposes to construct a second-story addition to the existing two-story residence.  
   (Required Action Date: 8-4-18)

OTHER MATTERS

5. DISCUSSION OF TILCOR STEEL SHAKE ROOF PRODUCT FOR THE PRE-APPROVED ROOF MATERIAL LIST.

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 Thursday, July 5, 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: JUNE 20, 2018

SUBJECT: DESIGN REVIEW CASE NO. DRC17-72 2960 LORAIN RD., (CHAN/)

PROJECT DESCRIPTION

The applicant proposes to construct a single-story residence with an attached two-car garage, and street facing block walls.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15302 (replacement or reconstruction).

PROJECT HISTORY

April 4, 2018 – First hearing before the DRC. The Committee found the subterranean garage and the amount of hardscape incompatible with the neighborhood.

June 20, 2018 – Second hearing before the DRC.

August 16, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS (as of April 4th meeting)

Approve – 6
Object – 2
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: Staff finds the proposed single-story structure to be compatible with the legal neighborhood. The architectural style, visual massing, building orientation, height, and roofline are similar to adjacent structures. The proposed design and placement of the attached two-car garage is consistent with adjacent garages.

At the prior hearing, the Committee noted concern with the amount of hardscape in the rear yard area. The revised rear yard layout incorporates a concrete patio area to facilitate indoor-outdoor function with the family and dining rooms. The remainder of the rear yard will have artificial grass, shrubs and ground cover plants.

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: Window placements of the one-story structure are respectful of 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

4. That the colors and materials are consistent and match the existing building or structure.

Staff can make this finding: ☒ YES ☐ NO ☐ NOT APPLICABLE

Comment: The exterior earth tone color scheme complements neighboring structures with brick and natural stonework. The colors and materials are consistently applied throughout the project. The entry porch pendant light fixture is comprised of seedy glass panels and is not be visible from street view.

DESIGN REVIEW FINDINGS – BLOCK WALLS

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 fence, gate and pilasters 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 walls are compatible with the modest style of the structure. The block walls will have a plaster veneer finish to match the proposed structure. As noted on Sheet L102, the block walls will be covered with pink lilac vines.

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.

Comment: The proposed block walls are consistent in location and size of walls on adjacent properties.

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 walls are located at the same location as the existing block wall. The proposed walls will preserve site lines and are located in a manner that will not create a hazardous condition for pedestrian and vehicular traffic.
WOOD STAIN GARAGE DOOR
RANCH HOUSE WOOD STAIN DOORS,
ROMANO SERIES RHD-801
WITH WALNUT FINISH

ROOF TILE
BORAL ROOFING, SIMULATED WOOD SHAKE,
MADERA MOUNTAIN WOOD

ALUM. CLADING WOOD WINDOW AND FRENCH DOORS
WITH TRUE DIVIDERS, SIERRA PACIFIC
HURD H3 WINDOWS
EXTERIOR CLADING COLOR TW BLACK

MAIN ENTRY DOOR
CUSTOM WOOD STAIN DOORS,
JELD-WEN MODEL 422
WITH WALNUT FINISH

WINDOW SHUTTER
BENJAMIN MOORE COLOR
PREVIEW, HC-154, HALE NAVY

PORCH LIGHT FIXTURE
HINKLEY LIGHT
EDGWARE 1683BK

STUCCO
SMOOTH FINISH, OMEGA
COLOR 407 CORNICO BEIGE

Material Board

Residence 2960
2960 LORAIN RD. SAN MARINO
MAY 10TH, 2018
TO: CHAIRMAN AND MEMBERS OF THE DESIGN REVIEW COMMITTEE

BY: CHRISTINE SONG, ASSISTANT PLANNER

DATE: JUNE 20, 2018

SUBJECT: DESIGN REVIEW CASE NO. DRC18-06 1270 MESA RD., (GU/SUEN)

PROJECT DESCRIPTION

The applicant proposes to construct a street-facing side yard driveway gate and perimeter fencing.

ENVIRONMENTAL DETERMINATION

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

PROJECT HISTORY

June 20, 2018 – First hearing before the DRC
August 4, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 8
Object - 0
No response - 7

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 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

   *Comments:* The proposed driveway gate is incompatible with the existing residence as it is too ornate and elaborate in design. A simplified design would be more in keeping with the style of 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:* The size, location, and height of the proposed street facing driveway gate and fencing on the subject property are consistent with other wrought iron front yard fences that are found on the subject block. For the purpose of analyzing compatibility with existing residences, Staff observed houses adjacent to the subject property and others located along the same side of Mesa Road, in between Virginia Road and Oak Grove Avenue.

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 and fencing will maintain a setback of 35 feet and 6 inches from the side property line and will not disrupt oncoming vehicular traffic nor cause a hazardous condition to pedestrian traffic.
TO: CHAIRMAN AND MEMBERS OF THE DESIGN REVIEW COMMITTEE
FROM: EVA CHOI, ASSOCIATE PLANNER
DATE: JUNE 20, 2018
SUBJECT: DESIGN REVIEW CASE NO. DRC18-30
1280 SHENANDOAH RD., (YOUNG/KAZANJIAN)

PROJECT DESCRIPTION

The applicant proposes to provide exterior modifications to the existing two-story residence.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (existing facilities) and Section 15300.2(f).

PROJECT HISTORY

June 20, 2018 – First hearing before the DRC
August 4, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 7
Object – 0
No response – 4

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 modifications to the front façade will maintain the structure’s compatibility with the neighborhood. The proposed modifications maintain the structure’s current massing and building footprint. Removal of the entry porch and introducing a modest, recessed entry area simplifies the 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

Comment: New windows and doors on the front façade face the street and will not have privacy impacts on 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: While the project will not increase floor area of the structure, the removal of the entry porch with a metal roof will simplify the front façade of this Spanish Colonial Revival home. The recessed entry with a wood surround is balanced and well integrated with 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 exterior materials, textures, and color scheme are consistent with the existing structure. The resulting front façade will have consistent window treatments and railing design as the existing structure. Project plans did not identify the size of the new light fixtures at the entryway, staff recommends the OA-25 model (10” wide, 25.5” long as shown on the lighting specification worksheet) to minimize floodlights shine onto adjacent properties.
JOHNSON, KAUMANN & COATE, 1924
HARRIET GRAY ESTATE
601 SOUTH ORANGE GROVE BOULEVARD
PASADENA, CA
The CopperSmith Oakley Gas and Electric Lantern

Product Number:
OA Oakley

Starting Price:
$356.00

New Larger size 32.5" Lantern now available. Oakley is a tall slim adaptation of the Georgetown lantern. Perfect for those high spots that require a narrow fixture. Pairs well with Georgetown.

Please configure your lantern using the available mounting styles and accessories listed below in Options. Please feel free to call us if you need assistance. For more information click on the Ordering Guide link.

NEW
Buying electric lanterns? See the new simulated LED Flame bulb-The Weiyan-as close to a gas flame as today's technology allows all in 5-8 watts. Click to see the Weiyan Video by The CopperSmith. Apple users go to www.thecoppersmith.net to view the U-Tube Video.

Certification: BTU Rating:
ELT Electric Indoor 1035 Natural Gas & Outdoor, CSA 2750 Propane
Gas Outdoor

Free Shipping US Mainland
Yes
Ships to Canada—Call for Freight Quote
Most Orders Ship in 5 Days Custom Orders 6-8 Weeks.
1280 Shenandoah Road
Legal Neighborhood

Neighbor Letters Summary
✓ Approve
× Object
O No Response
TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: CHRISTINE SONG, ASSISTANT PLANNER

DATE: JUNE 20, 2018

SUBJECT: DESIGN REVIEW CASE NO. DRC18-25
1735 S. LOS ROBLES AVE., (LOPEZ/JOHNSON)

PROJECT DESCRIPTION

The applicant proposes to construct a second-story addition to the existing two-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

June 20, 2018 – First hearing before DRC.
August 4, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 8
Object – 0
No response – 8

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 predominantly consists of two-story Spanish style structures. Staff finds that the proposed second-story addition to the existing two-story structure would be compatible with the neighborhood with respect to both massing and design.

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 second-story addition does not propose any unreasonable privacy impacts as there are no new windows directly facing either of the 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 addition is modest and maintains the Spanish style architecture of the existing building, providing a seamless connection and transition with consistent rooflines. Although additions are typically constructed at the rear of an existing structure, this front-facing second-story addition still complements and balances the overall composition of 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 window and roofing materials are on the City’s Pre-Approved Lists and are acceptable as they will match what is currently on the existing structure. The proposed wrought iron window grill will be consistent with the Spanish architectural style and matches other existing wrought iron details along the structure.