WEDNESDAY, JUNE 6, 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 Frances Banerjee

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. DRC17-73**  
   **2230 EL MOLINO PL., (YU/JER)**  
   *This item was continued from the March 21, 2018 meeting. The applicant proposes to construct a new two-story residence with a basement and a detached two-car garage.*  
   *(Required Action Date: 8-5-18)*

2. **DESIGN REVIEW COMMITTEE CASE NO. DRC18-09**  
   **990 SHERWOOD RD., (CHANG)**  
   The applicant proposes to construct a single story addition, a new detached three-car garage, and a street-facing side yard gate and fence.  
   *(Required Action Date: 7-20-18)*

3. **DESIGN REVIEW COMMITTEE CASE NO. DRC18-30**  
   **1742 WARWICK RD., (TU/DRAGON BUILDERS)**  
   The applicant proposes to install roofing material that is not found on the City’s Pre-Approved Roof Materials Colors and Application list.  
   *(Required Action Date: 7-20-18)*

**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 regular meeting to be held on Wednesday, June 20, 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: JUNE 6, 2018

SUBJECT: DESIGN REVIEW CASE NO. DRC17-73
2230 EL MOLINO PLACE, (YU/JER)

PROJECT DESCRIPTION

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

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302 because the project involves a replacement structure.

PROJECT HISTORY

March 21, 2018 – First hearing before the DRC. The Committee continued the project due to design, plate height and privacy concerns.
June 6, 2018 – Second hearing before the DRC
August 5, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS (as of the 3/21/18 hearing)

Approve - 3
Object - 2
No response - 2

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

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 comprises of both one and two-story homes. Staff finds that the style and the two-story approach are compatible with the legal neighborhood. Based comments from the prior hearing, the architect has reduced the plate height by 6 inches for both floors. The street facing front balcony has been eliminated to enhance the compatibility of the structure with the rest of the block.

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 project eliminated the second floor balcony in an effort to address privacy concerns from the south neighbor. Staff recommends the use of frosted glass material on the second floor windows (Windows C, E, L) along the south elevation would further ensure privacy for the south neighbor.

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 exterior colors, materials and finishes are similar to structures within the legal neighborhood and this helps the new structure blends in with the existing streetscape. Natural wood material is used for architectural features as recommended by the Residential Design Guidelines. Staff finds that shutter placements on the south, north and east elevations appear inconsistent, some smaller windows may benefit from not having shutters.
City of San Marino - Planning Department

Re: 2230 El Molino Pl.
San Marino, CA 91108

The following is a list of items revised per the DRC meeting held on March 21st 2018;

T-0
- Living Space square footage updated (From 2,866 SF to 2,834 SF)
- Bldg. height updated (From 27'-5 ½" to 26'-4")

T-0.1
- New Sheet added (Project Background Information)

A-1.1
- Residential Plan Information sheet updated
- Site Plan updated

A-2.1
- Bay Window & Portico updated

A-2.2
- Square footage updated (less 32 sq. ft.)
- Front & Rear Balcony removed. New Roof & Windows added
- 2nd floor front exterior wall moved back 18" (Bedroom 3 reduced)

A-3.1
- Roof updated

A-4.1
- Bldg. Height lowered by 6" on 1st floor and 6" on 2nd floor
- Fascia board reduced from 8" to 6"
- All moulding, pediment, posts, shutters and louvers changed to natural wood materials
- Chimney height lowered from 20'-8" to 16'-4" (Direct Vent system, not a true chimney with the distance requirements of 10'-0" away and 2'-0" above.)
- Balcony removed & replaced by roof. New window was added in lieu of door
- Roof skirt added on 1st floor
- Portico updated with natural wood moulding and a more "Colonial" look
- Decorative moulding removed from Gable Roof corners
- Reduced amount of exterior wall mounted light fixtures (less 3 fixtures)
- 2nd floor front exterior wall moved back 18" (By reducing the Bedroom 3, I continued the roof from the driveway to the front ending at the entry giving vertical relief to the south side of the house and also balancing the north side of the entry)

A-4.2
• Bldg. Height lowered by 6” on 1st floor and 6” on 2nd floor
• Fascia board reduced from 8” to 6”
• All moulding, posts, shutters and louvers changed to natural wood materials
• Balcony removed & replaced by roof. New window was added in lieu of door
• Decorative moulding removed from Gable Roof corners
• Reduced amount of exterior wall mounted light fixtures (less 2 fixtures)

A-4.3
• Elevation updated per above.

A-4.4
• 3D Rendering updated per changes listed above

A-6.1
• Fascia board reduced from 8” to 6”
• Decorative moulding removed from Gable Roof corners

A-7.1
• Window and Door schedule updated per floor plan changes

A-8.1
• Revise detail using natural wood moulding
• Portico Detail #7 added

A-8.2
• Product cut sheets crossed out as it will no longer be used
• Note added for Light Fixture light bulb

Respectfully Submitted,

Garry Jer & Associates, Inc.
304 S. Cordova St.
Alhambra, CA 91801
(626) 675-8595
TO: CHAIRMAN AND MEMBERS OF THE DESIGN REVIEW COMMITTEE
FROM: EVA CHOI, ASSOCIATE PLANNER
DATE: JUNE 6, 2018
SUBJECT: DESIGN REVIEW CASE NO. DRC18-09 990 SHERWOOD RD., (CHANG)

PROJECT DESCRIPTION

The applicant proposes to construct a single story addition, a new detached three-car garage, and street-facing side yard fence, gate and block wall. The project also involves demolition of the existing two-car garage.

ENVIRONMENTAL DETERMINATION

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

PROJECT HISTORY

June 6, 2018 – First hearing before the DRC
July 20, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 9
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 addition to the rear of the existing first floor would not alter the massing of the structure in a manner that makes it incompatible with other corner properties within the legal neighborhood. Although the new three-car garage is wider than the existing garage and closer to the street, staff finds that the project maintains the established scale of the streetscape. Street-facing garages are found on nearby corner properties (2508 S. Oak Knoll).

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 mudroom addition on the first floor will not generate privacy impacts. The new garage provides a greater setback from the south neighbor’s garage than the existing garage and the length of the new garage structure is reduced by more than 10 feet.

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; consistent roofline and slope are provided for the project. The first floor simply extends 14 feet to accommodate the mudroom, and the roof plan is well integrated for this extension.

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 proposed colors and materials, including exterior lighting fixtures, are consistent with the existing home.

DESIGN REVIEW FINDINGS – GATES AND FENCING

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 pilasters with lighting fixtures in the front 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 wood fence and pedestrian gate connecting the detached garage with the new mudroom along the street side yard are compatible with the style of the home. The brick wall (4’-6” in height) serves to screen the trash area from public view and it matches the existing brick planter along the rear property line.

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 only property within the subject “Block” is the corner property abutting the rear yard of the project. This adjacent corner property, 995 Afton Road, is improved with a block wall along the street side yard. The proposed improvements are setback at least 25 feet from the property line and thereby reduces the visibility of these features.

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 improvements are setback sufficiently that they will not cause a hazardous condition to pedestrian or vehicular traffic.
TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: EVA CHOI, ASSOCIATE PLANNER

DATE: JUNE 6, 2018

SUBJECT: DESIGN REVIEW CASE NO. DRC18-30
1742 WARWICK RD., (TU/DRAGON BUILDERS)

PROJECT DESCRIPTION

The applicant proposes to reroof the residence and the detached garage with the two-piece mission style clay tile material in the color of Newport Blend. The proposed two-piece Mission clay tile material is on the City’s Pre-Approved Roof Materials Colors and Application list for installation on Spanish and Mediterranean styles homes, however the proposed Newport Blend color is not a Pre-Approved color.

The proposed Newport Blend color is installed at 1500 Virginia Road and 1713 Virginia Road. Both new home projects were approved by the DRC in 2013 and 2014 respectively.

ENVIRONMENTAL DETERMINATION

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

PROJECT HISTORY

June 6, 2018 – First hearing before the DRC
July 12, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 9
Object – 0
No response – 4

DESIGN REVIEW FINDINGS

In addition to the required findings, the Code allows the DRC to consider the following items when reviewing 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:* There are two Spanish homes (1767 Warwick Road and 1749 Virginia Road) within the legal neighborhood and both homes are improved with mission style clay tiles in a uniform red color. The proposed blended color is not compatible with Spanish homes within the legal neighborhood because there are large roof areas exposed to street view and the new color will be visually noticeable.

   The Residential Design Guidelines discourages the blending of more than two colors on the roof and the proposed Newport Blend is a combination of black and red multicolor.

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
   
   *Comment:* The project will provide consistent roofing material and color for the main residence and the detached garage.
Homes installed with Newport Blend color mission style clay tiles

1713 Virginia Road

1500 Virginia Road