WEDNESDAY, AUGUST 15, 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 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. MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC16-74
   677 S. SANTA ANITA AVE., (YAN)
   The applicant proposes to construct a covered front porch and exterior modifications on an existing two-story structure.
   *(Required Action Date: 9-28-18)*

2. DESIGN REVIEW COMMITTEE CASE NO. DRC18-36
   1635 RUBIO DR., (RITTICHAI/CARTER DESIGN)
   The applicant proposes to provide exterior modifications on an existing two-story structure.
   *(Required Action Date: 9-30-18)*

3. DESIGN REVIEW COMMITTEE CASE NO. DRC18-42
   2540 E. CALIFORNIA BLVD., (SHEU)
   The applicant proposes to construct a one-story addition to an existing one-story structure.
   *(Required Action Date: 9-23-18)*

4. DESIGN REVIEW COMMITTEE CASE NO. DRC18-13
   2650 CANTERBURY RD., (CHAN/LIN)
   The applicant proposes to construct a one-story addition and exterior modifications to an existing one-story structure.
   *(Required Action Date: 9-23-18)*

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, September 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: CHRISTINE SONG, ASSISTANT PLANNER
DATE: AUGUST 15, 2018
SUBJECT: MODIFICATION TO DESIGN REVIEW CASE NO. DRC16-74 677 S. SANTA ANITA AVE., (YAN)

PROJECT DESCRIPTION

The applicant proposes to construct a covered front porch and exterior modifications.

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

August 15, 2018 – First hearing before DRC
September 28, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 3
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 legal neighborhood consists of both one-story and two-story structures in various traditional architectural styles. The proposed modification to the front entry would add
an additional gable to the front roofline with the addition of a pediment. This feature is not found anywhere else within the legal neighborhood, therefore it would be incompatible with the rest of the street and 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

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 modification to the front porch is inconsistent with the architectural style of the existing structure. The proposed front entry would be typical of a traditional Colonial style structure and is not consistent with the existing Cape Cod style 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 roofing material and color of the proposed porch addition would match the existing structure.
TO: CHAIRMAN AND MEMBERS OF THE DESIGN REVIEW COMMITTEE
FROM: EVA CHOI, ASSOCIATE PLANNER
DATE: AUGUST 15, 2018
SUBJECT: DESIGN REVIEW CASE NO. DRC18-36
1635 RUBIO DR., (RITTICHAI/CARTER DESIGN)

PROJECT DESCRIPTION

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

ENVIRONMENTAL DETERMINATION

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

PROJECT HISTORY

August 15, 2018 – First hearing before the DRC
September 30, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 4
Object – 0
No response – 7

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 exterior change involves removal of the brick material installed along the bottom of the structure and provide a stucco finish in its place. The overall massing, volume and height of the structure will remain unchanged. Structures within the legal neighborhood
have exterior walls with stucco finishes and brick materials serving as decorative entry steps with paving in the front yard. The proposed project is compatible with the legal neighborhood in that the structure will have exterior stucco walls with extensive use of the brick material in the front yard.

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

   Comments: Although this is not an addition project, staff is able to find the proposed brick removal compatible with the structure itself. The structure will have stucco exterior walls and it will retain its architectural defining features from the prominent chimney, steep roof, and large windows.

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: In place of the brick material, the applicant proposes to provide a stucco finish with matching color and rough texture as the remainder of the structure.
TO: CHAIRMAN AND MEMBERS OF THE DESIGN REVIEW COMMITTEE

FROM: CHRISTINE SONG, ASSISTANT PLANNER

DATE: AUGUST 15, 2018

SUBJECT: DESIGN REVIEW CASE NO. DRC18-42 2540 E. CALIFORNIA BLVD., (SHEU)

PROJECT DESCRIPTION

The applicant proposes to construct a one-story addition to an existing one-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

August 15, 2018 – First hearing before DRC
September 23, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 5
Object – 0
No response – 7

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 predominantly one-story structures in Ranch and Minimal Traditional styles. The proposed enclosure of the existing planter/covered patio area is a
minor addition and would not significantly affect the compatibility of the structure 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: Staff finds that the proposed addition would not result in any privacy impacts to adjacent properties.

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

   Comment: The proposed addition is compatible with the existing structure, as it will fill in an area with an existing roof overhang and the new construction will match all existing features.

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: Proposed colors and materials will match the existing structure. The applicant will be installing custom natural wood windows, which are on the City’s Pre-Approved Window Material List.
TO: CHAIRMAN AND MEMBERS OF THE DESIGN REVIEW COMMITTEE

FROM: CHRISTINE SONG, ASSISTANT PLANNER

DATE: AUGUST 15, 2018

SUBJECT: DESIGN REVIEW CASE NO. DRC18-13 2650 CANTERBURY RD., (CHAN/LIN)

PROJECT DESCRIPTION

The applicant proposes to construct exterior modifications to an existing one-story residence. The proposed one-story addition at the rear of the existing residence is not subject to Design Review.

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

August 15, 2018 – First hearing before DRC
September 23, 2018 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 8
Object – 0
No response – 6

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 one-story structures in mostly Ranch and Minimal traditional architectural styles. Staff finds that the proposed changes to the front elevation are minimal and the overall structure still maintains compatibility 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

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

   Comment: The proposed addition at the rear is not subject to Design Review.

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 Lantana Cliffstone stone veneer material is rather contemporary for the traditional appearance of the existing structure. Staff recommends retaining some of the existing brick detailing or selecting a stone material with a more natural appearance to accentuate the front façade.