

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

**CALL TO ORDER** Vice-Chairman Cheng called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**ABSENT:** Chair Howard Brody.

**APPEAL PROCEDURE**

Vice-Chairman Cheng 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. DRC18-61  
2435 ADAIR ST., (LU)**

Assistant Planner Song presented the project and stated that the project meets all of the required findings.

Jeff Lu, applicant, provided a summary of the project.

There were no public comments.

It was the consensus of the Committee that the new wall will match the residence in color and that it is compatible with the Block.

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

1. Provide sufficient landscaping to effectively screen the street-facing wall.

Second by Vice-Chair Cheng. AYES: Committee Member Batnij, Committee Member Johnson-Brody, Vice-Chair Cheng. NOES: Committee Member Huang

**2. MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC16-83  
2735 CANTERBURY RD., (TERRA OAKS LLC/PDS STUDIO INC.)**

Associate Planner Choi explained the reason for the modification request and stated staff was able to make the required findings.

Philip Chan, project designer, answered questions from the Committee.

There were no public comments.

Majority of the Committee found the additional four-inches in building height does not alter the structure's massing and its compatibility with the legal neighborhood.

Committee Member Batnij found the additional height resulted in the structure no longer compatible with the neighborhood.

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

**3. DESIGN REVIEW COMMITTEE CASE NO. DRC18-48  
1886 ALPINE DR., (CONZONIRE/PACA)**

Assistant Planner Song presented the project and stated that the project meets the required findings with the exception of the window awnings because they are not applied consistently throughout the structure.

Virginia Paca, project architect, explained the project.

There were no public comments.

The Committee found the proposed window awning locations to be appropriate and consistent with the style of the structure. It was the consensus of the Committee that the required findings can be met and that the project is a great enhancement to the property.

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

**4. DESIGN REVIEW COMMITTEE CASE NO. DRC18-69  
961 S. SANTA ANITA AVE., (YANG)**

Assistant Planner Song provided the report and explained that the proposed front yard fence with varying height would result in an inconsistent appearance and would not be compatible with the existing wood fence along the south property line. Assistant Planner Song also stated that the replacement concrete block wall has an industrial appearance that is not compatible with the residence.

Andrew Yang, applicant, present the project.

Majority of the Committee found the project plans incomplete lacking information on the architectural and material details.

Committee Member Huang moved to continue the project to the December 5, 2018 meeting. Second by Vice-Chair Cheng. AYES: Committee Member Batnij, Committee Member Huang, Committee Member Johnson-Brody, Vice-Chair Cheng. NOES: None.

**5. DESIGN REVIEW COMMITTEE CASE NO. DRC18-57  
2570 WETHERBY RD., (TUNG AND CHIN)**

Associate Planner Choi presented the project and stated that staff is able to make the required findings with the exception of the proposed exterior wall color. A lighter earth tone color was recommended to enhance the structure's compatibility with the legal neighborhood.

Jeffery Tung, applicant, stated that he agrees with staff's recommendation for a more subdued exterior wall color. Mr. Tung suggested using the Castaway Stone Beige color for the exterior walls.

There were no public comments.

It was the consensus of the Committee that the addition project is modest, appropriate for the corner lot and it is well integrated with the existing residence.

Committee Member Huang moved to approve the project subject to the following condition:

1. The applicant shall use the Castaway Stone Beige color for the exterior walls.

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

**OTHER MATTERS**

**6. APPROVAL OF MEETING MINUTES FOR SEPTEMBER 5, 2018 AND SEPTEMBER 19, 2018.**

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

**ADJOURNMENT**

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, November 14, 2018 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

*Eva Choi*

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EVA CHOI, ASSOCIATE PLANNER