

**CITY OF SAN MARINO**  
**DESIGN REVIEW COMMITTEE AGENDA**

*Howard Brody, Chair*  
*Kevin Cheng, Vice-Chair*  
*Judy Johnson-Brody*  
*Chris Huang*  
*Joyce Gatsoulis-Batnij*  
*Ben Lundgren, Alternate*



[www.cityofsanmarino.org](http://www.cityofsanmarino.org)  
(626) 300-0711 Phone  
(626) 300-0716 Fax  
City Hall Council Chamber  
2200 Huntington Drive  
San Marino, CA 91108

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**WEDNESDAY, APRIL 3, 2019**  
**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 1<sup>st</sup> and 3<sup>rd</sup> 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 Alternate Committee Member Ben Lundgren

**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 NO. DRC19-5****2695 DEVONPORT RD., (HUANG/HANG)**

The applicant proposes to install exterior modifications to an existing one-story structure.

*(Required Action Date: 5-5-19)*

**2. DESIGN REVIEW CASE NO. DRC19-3****1802 ALPINE DR., (YUAN)**

The applicant proposes to construct a covered front entry porch, a one-story addition, and exterior modifications to an existing two-story structure.

*(Required Action Date: 5-17-19)*

**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, April 17, 2019 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.



# City of San Marino

## Staff Report

*Howard Brody, Chair  
Kevin Cheng, Vice-Chair  
Judy Johnson-Brody  
Chris Huang  
Joyce Gatsoulis Batnij  
Ben Lundgren, Alternate*

TO: Chair Brody and Members of the Design Review Committee  
FROM: Christine Song, Assistant Planner  
DATE: April 3, 2019  
SUBJECT: DESIGN REVIEW CASE NO. DRC19-5  
2695 DEVONPORT RD., (HUANG/HAN)

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### PROJECT DESCRIPTION

The applicant proposes to install exterior modifications which includes enclosing an existing breezeway as a non-livable walkway area.

### 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 3, 2019 – First hearing before the DRC  
May 5, 2019 – Required action date

### NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 10  
Object – 0  
No response – 2

### 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 and two-story structures. The proposed enclosed breezeway would not create a major change to the existing structure to alter the current compatibility with the neighborhood. The structure will remain one-story, will not affect the existing massing of the structure, and the exterior modifications would not be highly visible from street view.

**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 the project does not involve a building addition, the existing breezeway between the attached garage and residence will be enclosed to create a non-livable walkway. Wood siding to match existing will be installed on the enclosed portion and will provide more continuity and consistency along this façade.

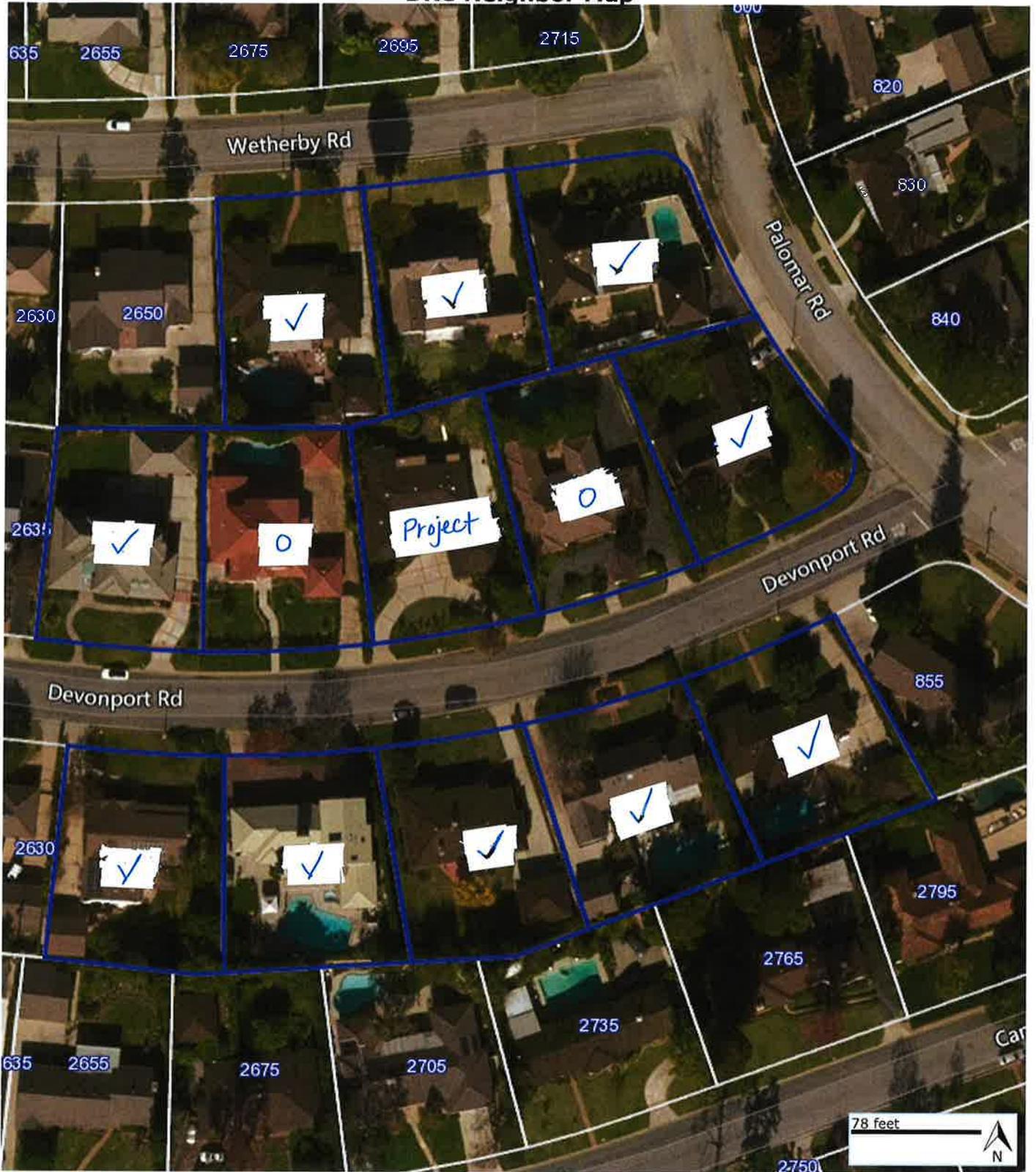
**4. That the colors and materials are consistent and match the existing building or structure.**

Staff can make this finding:  YES  NO  NOT APPLICABLE

*Comments:* All colors and materials will match the existing structure. The proposed door at the rear will consist of natural wood, which is desirable as it is a material on the City's Pre-Approved Window Material List.



### 2695 Devonport Rd. DRC Neighbor Map



#### Neighbor Letters Summary

- ✓ Approve
- × Object
- O No Response



# City of San Marino

## Staff Report

*Howard Brody, Chair  
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Judy Johnson-Brody  
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Ben Lundgren, Alternate*

TO: Chair Brody and Members of the Design Review Committee  
FROM: Christine Song, Assistant Planner  
DATE: April 3, 2019  
SUBJECT: DESIGN REVIEW CASE NO. DRC19-3  
1802 ALPINE DR., (YUAN)

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### PROJECT DESCRIPTION

The applicant proposes to construct a covered front entry porch, a one-story addition and exterior modifications to an existing two-story structure, including removal of an existing balcony on the second floor.

### 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 3, 2019 – First hearing before the DRC  
May 17, 2019 – Required action date

### NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 9  
Object – 0  
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:* The legal neighborhood predominantly consists of two-story structures. The proposed removal of the balcony on the second floor and the small addition at the rear of the first floor will not compromise the existing structure's compatibility with other properties in the neighborhood. However, the proposed covered front entry porch introduces a shed roof element that is not present elsewhere within the legal neighborhood nor is it compatible with the existing structure's roofline along the front elevation.

**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:* Privacy impacts are not anticipated to result from this project as there are no new windows being installed along the north or south elevations that would affect adjacent neighbors' sightlines.

**3. In the case of a building addition, the proposal is compatible with the existing building which includes the rooflines.**

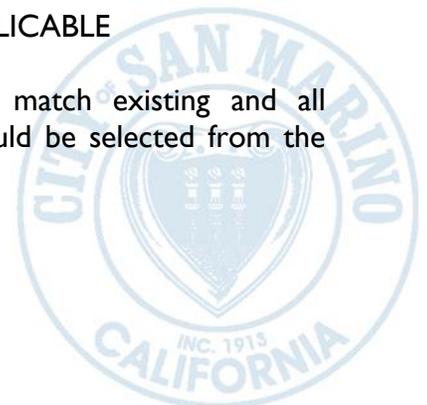
Staff can make this finding:  YES  NO  NOT APPLICABLE

*Comments:* The addition on the first floor will be constructed to match the existing structure in terms of materials and roofline. The proposed shed roof which will create a deeper covered front entry porch is not compatible with the existing structure as it would disrupt the roofline along the front elevation and result in a disjointed appearance.

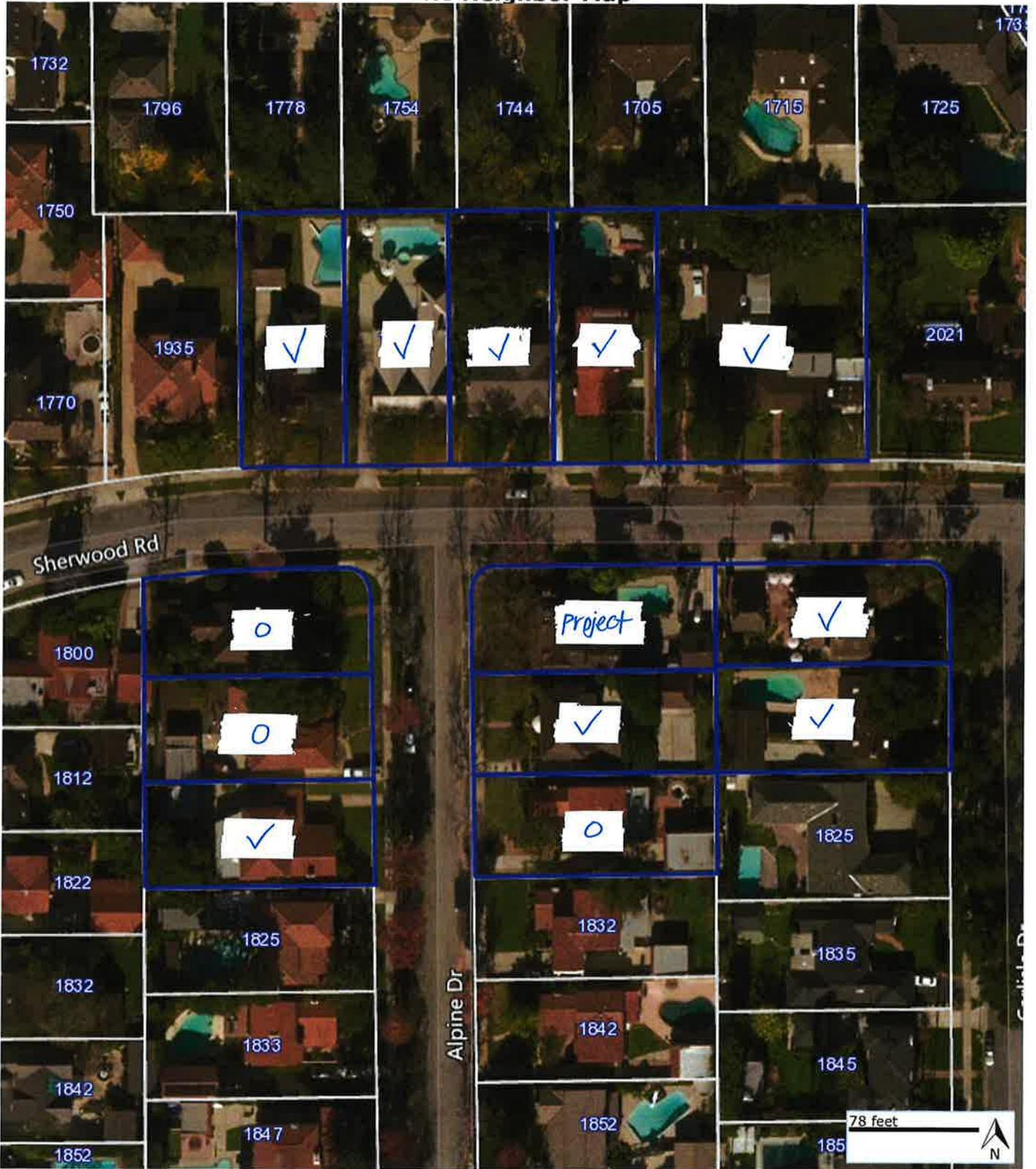
**4. That the colors and materials are consistent and match the existing building or structure.**

Staff can make this finding:  YES  NO  NOT APPLICABLE

*Comments:* All colors and materials for the project will match existing and all replacement windows and new windows on the addition would be selected from the City's Pre-Approved Window Material list.



### 1802 Alpine Drive DRC Neighbor Map



**Neighbor Letters Summary**  
✓ Approve  
× Object  
O No Response

## Christine Song

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**From:** Alfred Boegh <aboegh@pacbell.net>  
**Sent:** Tuesday, March 26, 2019 5:59 PM  
**To:** Christine Song  
**Subject:** Design Review Notice #N-19-12

Ms Song

Sue and I have reviewed the proposed changes to our neighbor's home at 1802 Alpine Drive.

We support the Yuan's plan and encourage the DRC to approve it.

We are unable to attend the hearing as we will be out of the area, please share this email with the Commissioners as our indication of support for the project.

Thank you,  
Sue and Al Boegh  
1947 Sherwood Rd  
San Marino  
626 281-8700