

**CITY OF SAN MARINO**  
**PLANNING COMMISSION AGENDA**

*Susan Jakubowski, Chair*  
*Howard Brody, Vice-Chair*  
*Marcos Velayos*  
*Raymond Cheng*  
*Se-Yao Hsu*  
*James Okazaki, Alternate*



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City Hall Council Chamber  
2200 Huntington Drive  
San Marino, CA 91108

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**WEDNESDAY, AUGUST 23, 2017**  
**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 Planning Commission with valuable information regarding issues of the community.

Regular Meetings are held on the 4<sup>th</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:** Raymond Cheng, Se-Yao Hsu, Marcos Velayos, Alternate Commissioner James Okazaki, Vice-Chair Howard Brody, and Chair Susan Jakubowski.

**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**

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Section 54954.3 of the Brown Act provides an opportunity for members of the public to address the Planning Commission on any item of interest to the public, before or during the Planning Commission's consideration of the item, that is within the subject matter jurisdiction of the Planning Commission.

**PUBLIC HEARINGS****1. CONDITIONAL USE PERMIT NO. CUP17-14 AND DESIGN REVIEW CASE NO. DRC17-35****616 WINTHROP ROAD, (YIP/SLSD, INC.)**

*This item is continued from the June 28<sup>th</sup> and July 26<sup>th</sup> meetings.* The applicant requests to construct a new residence and a detached two-car garage. The detached two-car garage encroaches into the thirty-degree structural encroachment line. This requires one conditional use permit and one design review action per City Code Sections 23.02.13 and 23.15.03B.

*(Required Action Date: 10/14/2017)*

**2. VARIANCE NOS. V17-07, V17-08, V17-09, V17-10, V17-11, CONDITIONAL USE PERMIT NO. CUP17-20, AND DESIGN REVIEW CASE NOS. DRC17-59, DRC17-60, DRC17-61****1285 OAK GROVE AVENUE, (PING/AC LEE & ARCHITECTS)**

The applicant requests permission to construct a new residence and a detached accessory structure with a bathroom. The applicant requests to maintain an existing non-conforming side yard fence adjacent to Circle Drive, and existing non-conforming front and side yard walls. The proposal will cause the property to exceed the maximum livable area and lot coverage allowed for the property. The detached accessory structure will encroach into the required side yard setback. This requires five variances, one conditional use permit and three design review actions pursuant to City Code Sections 23.02.20A, 23.02.09, 23.02.22, 23.06.05I, 23.15.03B, and 23.15.03F.

*(Required Action Date: 10/7/2017)*

**3. CONDITIONAL USE PERMIT NO. CUP17-16****2118 HUNTINGTON DRIVE, (KALAJIAN/KUO)**

The applicant requests permission to operate a school, specifically an after school tutoring center with college consultation workshops. This requires a Conditional Use Permit pursuant to City Code Section 23.03.01C.

*(Required Action Date: 09/16/2017)*

**4. CONDITIONAL USE PERMIT NO. CUP17-08 AND DESIGN REVIEW CASE NO. DRC17-23**

**1335 OAK VIEW AVENUE, (LI/LCRA)**

The applicant requests permission to construct a detached accessory structure with a bathroom. This proposal will result in a detached accessory structure containing livable area with total lot coverage greater than 600 square feet. This requires two conditional use permits pursuant to City Code Sections 23.06.05I and 23.06.05H1.

*(Required Action Date: 09/16/2017)*

**5. CONDITIONAL USE PERMIT NO. CUP16-32 AND DESIGN REVIEW CASE NOS. DRC16-111 AND DRC16-112**

**1280 SHENANDOAH ROAD, (YOUNG/KAZANJIAN)**

The applicant requests permission to construct a first and second floor addition and a new detached two-car garage with access to an existing two-car garage. The proposal will cause the property to exceed the maximum allowable livable area and that the property would have a detached accessory structure visible from public view with total lot coverage greater 600 square feet. This requires one conditional use permit and two design review actions pursuant to City Code Sections 23.02.10, 23.15.03A2 and 23.15.03C.

*(Required Action Date: 09/29/2017)*

**OTHER MATTERS**

**6. AN UPDATE TO THE CITY CODE REGARDING HISTORIC PRESERVATION**

**ORAL PUBLIC APPEARANCES**

This is the time set aside for any person who desires to be heard on any matters not covered on this agenda. No action is to be permitted except:

1. Catastrophic Emergency as is described by majority vote; or
2. The need for action arose within the last 72 hours as determined by a 4/5 vote.

**PUBLIC WRITINGS DISTRIBUTED**

All public writings distributed by the City of San Marino to at least a majority of the Planning Commission regarding any item on this agenda will be made available at the public counter at the San Marino Center located at 2200 Huntington Drive, San Marino, California.

**ADJOURNMENT**

The next meeting of the Planning Commission is scheduled for Wednesday, September 27, 2017 at 7:00 P.M. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

**APPEALS**

There is a fifteen day appeal period for all applications. All appeals should be filed with the City Clerk. Please contact the City Clerk for further information.