

CITY OF SAN MARINO
PLANNING COMMISSION AGENDA

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



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

WEDNESDAY, SEPTEMBER 27, 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 4th 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

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. APPEAL OF MODIFICATION TO DESIGN REVIEW CASE NO. DRC16-21
2828 FLEUR DRIVE, (NAN/MORI)**

This is an appeal of the Design Review Committee's decision to approve the application for modifications to a previously approved first and second story addition and remodel, and side yard fencing project.

**2. MODIFICATION TO CONDITIONAL USE PERMIT NO. CUP15-09, DESIGN
REVIEW CASE NO. DRC17-69
2660 S. OAK KNOLL AVENUE, (MCNULTY)**

The applicant requests permission to modify a previously approved detached accessory structure containing a bathroom. This request also includes the installation of two exterior lighting fixtures to the existing driveway gate columns in the front yard. This requires one conditional use permit and one design review action pursuant to City Code Sections 23.06.05I and 23.15.03A.

(Required Action Date: 10/28/17)

**3. CONDITIONAL USE PERMIT NO. CUP17-25, DESIGN REVIEW CASE NOS.
DRC17-08 AND DRC17-68
1400 CIRCLE DRIVE, (HE/JAMES V. COANE AND ASSOCIATES)**

The applicant requests permission to construct a two-story residence with basement containing seven (7) bedrooms and an attached four (4) car garage, and front yard fencing and gate. This proposal will result in a residential building with more than six (6) bedrooms. This requires one conditional use permit and two design review actions pursuant to City Code Sections 23.02.14, 23.15.03B, and 23.15.03F.

(Required Action Date: 11/10/17)

**4. CONDITIONAL USE PERMIT NO. CUP17-26
2690 S. OAK KNOLL AVENUE, (SOLANKI)**

The applicant requests permission to construct an accessory dwelling unit above an existing detached garage. The proposal will cause the property to exceed the maximum allowable livable area. This requires one conditional use permit pursuant to City Code Section 23.02.20(B).

(Required Action Date: 11/11/17)

OTHER MATTERS**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, October 25, 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.