

**REGULAR MEETING  
OF THE SAN MARINO PLANNING COMMISSION  
MARCH 22, 2017 - 7:00 P.M.**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**           **PRESENT:** Chairman Marcos Velayos, Vice-Chair Susan Jakubowski, Commissioner Howard Brody, Commissioner Se-Yao Hsu, Alternate Commissioner James Okazaki

**ABSENT:**       Commissioner Raymond Cheng

**PUBLIC COMMENT**

There was no public comment.

**PUBLIC HEARINGS**

**1. CONDITIONAL USE PERMIT NO. CUP16-29  
2491 HUNTINGTON DRIVE, (LIU)**

The applicant submitted a request for withdrawal of the project. The Planning Commission received and filed the request.

**2. VARIANCE NO. V17-02 AND MODIFICATION TO CONDITIONAL USE PERMIT NOS. CUP15-19, CUP15-30 AND DESIGN REVIEW NOS. DRC15-37 AND DRC15-76  
1750 CHELSEA ROAD, (ST. LOUIS/DAHL ARCHITECTS)**

Vice-Chair Jakubowski recused herself from this item due to her proximity to the proposed project.

Planning and Building Director Cervantes presented the project and stated staff was in support of the project subject to certain conditions. He stated that staff cannot make the required findings for the variance request for the side yard wall height to exceed code allowance.

Steve Dahl, project architect, presented the project and answered questions.

The following person spoke about the project:

David Stuteville, 1735 Old Mill Road, stated he was concerned with protection of a live oak tree that overhang into the subject property.

Maryann Seduski, 1735 Old Mill Road, stated she was concerned with placement of the light standard and the fire hydrant in relation to the proposed apron.

David Pierce, 1759 Chelsea Road, stated that he was troubled by the unoccupied home for the past six years and its current conditions.

Alternate Commissioner Okazaki stated that he does not believe there is an issue with the proposed apron location, and felt that the proposed project is an improvement from the previous approved plans. He could support the project as proposed and agreed with the recommended conditions.

Commissioner Brody stated he agreed with staff's recommendation to deny the variance request and approve the conditional use permits and design review actions. He recommended a change to condition #2.

Commissioner Hsu thanked David Pierce for his comments and stated that he concurred with the staff report and Commissioner Brody's comments.

Chairman Velayos stated that he concurred he could not make the specific legal findings needed for a variance. He suggested a change to condition #2 and stated that he could support some measures related to property maintenance and secured throughout the construction project.

Commissioner Brody moved to approve CUP15-19, CUP15-30, DRC15-37, and DRC15-76 subject to the following conditions:

1. Any fence or wall less than twenty feet (20') from the side street property line shall not exceed four feet (4') in height.
2. The applicant shall provide a tree protection plan for all mature trees on or near the property and including adjacent properties, at the time of building plan check. Approval of the plan and relocation of the street tree must be obtained by the Environmental Services Manager.
3. The property shall be appropriately maintained and secured in accordance with city codes and to the satisfaction of city staff.

Second by Commissioner Hsu. AYES: Chairman Velayos, Commissioner Brody, Commissioner, Commissioner Hsu. NOES: Alternate Commissioner Okazaki.

Commissioner Brody moved to deny V17-02. Second by Commissioner Hsu. AYES: Chairman Velayos, Commissioner Brody, Commissioner Hsu. NOES: Alternate Commissioner Okazaki.

**3. CONDITIONAL USE PERMIT NO. CUP17-02  
2260 HUNTINGTON DRIVE, (535 INVESTMENTS, INC.)**

Assistant Planner Choi presented the report and stated that staff was in support of the project, subject to conditions to mitigate potential parking concerns.

Clarisa Ru, applicant, presented the project and answered questions.

The following person spoke about the project:

Dale Pedersen, 2140 Lorain Road, spoke in support of the project and expressed concern with parking demand and the proposed one-year parking review may be too long.

Brian Gordon, 1448 Brixton Road, Pasadena, represented the property owner and spoke in support of the project.

Commissioner Brody stated he could support the project.

Vice-Chair Jakubowski shared her concerns with parking demand for the business and agreed that a six-month parking review would be more effective.

Commissioner Hsu stated he could support the project.

Alternate Commissioner Okazaki stated he could support the re-use of the existing structure and agreed with the previous comment on a six-month parking review.

Chairman Velayos stated that it was a good project that utilize existing commercial space in the City and he could support the project. He suggested a condition to allow the applicant flexibility to manage customer parking in an effort to prevent parking impact to the City Hall parking lot.

Alternate Commissioner Okazaki moved to approve the project with the following conditions:

1. A bike rack to accommodate a minimum of two bicycles shall be provided adjacent to the tandem parking spaces.
2. Sessions shall be staggered, no concurrent sessions are allowed.
3. The business owner is responsible for customers not utilizing City Hall parking lot with the exception of two stalls on lease to the business; if parking issues arise, business owner shall implement appropriate steps to resolve parking issues which may include adjusting operation.

Second by Commissioner Brody. AYES: Chairman Velayos, Vice-Chair Jakubowski, Commissioner Brody, Commissioner, Commissioner Hsu, Alternate Commissioner Okazaki. NOES: None.

#### **OTHER MATTERS**

#### **4. APPEAL OF DESIGN REVIEW NO. DRC16-91 616 WINTHROP ROAD, (YIP/SLSD INC.)**

The applicant submitted a request for withdrawal of the appeal application. The Planning Commission received and filed the request.

**5. MEETING MINUTES FOR FEBRUARY 22, 2017**

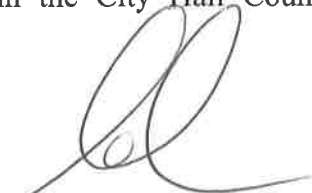
Alternate Commissioner Okazaki moved to approve the February 25, 2017 minutes as amended. Second by Vice-Chair Jakubowski. AYES: Chairman Velayos, Vice-Chair Jakubowski, Commissioner Brody, Commissioner Hsu, Alternate Commissioner Okazaki. NOES: None.

**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, April 26, 2017 in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



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ALDO CERVANTES,  
SECRETARY