

**REGULAR MEETING
OF THE SAN MARINO PLANNING COMMISSION
APRIL 26, 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 Raymond Cheng, Commissioner Howard Brody, Commissioner Se-Yao Hsu, Alternate Commissioner James Okazaki

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARINGS

1. AN AMENDMENT TO THE CITY CODE ADOPTING REGULATIONS REGARDING ACCESSORY DWELLING UNITS

Associate Planner Merlo presented the staff report for this item and recommended the Planning Commission review and comment on the proposed ordinance.

The following persons spoke about the proposed ordinance:

Cordelia Donnelly, noted issues within the ordinance to which she objected.

Saul Roe, 735 La Mirada Avenue, stated his concerns about the ordinance.

Charles Kuan, 2265 Brentford Road, asked the city to consider lowering the minimum lot size.

Dale Pederson, 2140 Lorain Road, stated he had concerns about the conversions of garages.

Hai Sou Chen, 2365 Roanoke Road, stated he was concerned about the impact to the City's infrastructure.

The Planning Commissioners shared their concerns regarding the minimum unit size and the potential impact of ADUs on schools and infrastructure. It was the consensus of the Planning Commission that further information was needed before they could recommend the ordinance to the City Council.

The matter was continued to the meeting of May 24, 2017.

**2. VARIANCE NO. V17-03
1645 SHERWOOD ROAD, (SAN MARINO UNIFIED SCHOOL DISTRICT)**

Planning and Building Director Cervantes stated that the applicant wished to continue action on this matter.

Commissioner Cheng moved to continue this item to the meeting of May 24, 2017. Second by Vice-Chair Jakubowski. AYES: Chairman Velayos, Vice-Chair Jakubowski, Commissioner Cheng, Commissioner Brody, Commissioner Hsu. NOES: None.

**3. CONDITIONAL USE PERMIT NO. CUP17-04 AND DESIGN REVIEW NO. DRC15-95
1130 SHENANDOAH ROAD, (HARALAMBOS/PEARSON)**

Planning and Building Director Cervantes presented the report and stated that staff could not make the required CUP findings but could make the required Design Review findings provided certain design modifications were made.

Dean Pearson, applicant presented the project and answered questions.

There were no public comments.

It was the consensus of the Planning Commission that they agreed with staff's recommendation.

The applicant wished to continue the project to consider design modifications.

Vice-Chair Jakubowski moved to continue the project to the meeting of May 24, 2017. Second by Commissioner Cheng. AYES: Chairman Velayos, Vice-Chair Jakubowski, Commissioner Cheng, Commissioner Brody, Commissioner Hsu. NOES: None.

**4. VARIANCE NOS. V17-01 AND V17-05, CONDITIONAL USE PERMIT NO. CUP17-03 AND DESIGN REVIEW NO. DRC17-15
635 ALEGRIA PLACE, (FONG/SAXONY DESIGN BUILD)**

Associate Planner Merlo presented the project and stated that staff could support the variance requests, but staff could not make all of the required CUP or Design Review findings.

Joshua Cain, applicant, presented the project.

The following persons spoke about the project:

Ben Lundgren, 2605 Fairfield Place, stated he was opposed to the project.

Dale Pederson, 2140 Lorain Road, asked about the 30 degree encroachment line request.

Tony Shum, 2695 Lombardy Road, stated he was concerned about privacy.

Amy Fong, owner, spoke about the project. Ms. Fong's father also spoke about the project.

Virginia Cypherd, 2645 Fairfield Road, stated she was concerned about privacy.

It was the consensus of the Planning Commission that the project needed modifications and was not yet ready for approval.

Commissioner Brody moved to continue the project to the meeting of May 24, 2017. Second by Commissioner Hsu. AYES: Chairman Velayos, Vice-Chair Jakubowski, Commissioner Cheng, Commissioner Brody, Commissioner Hsu. NOES: None.

OTHER MATTERS

5. MEETING MINUTES FOR MARCH 22, 2017

Vice-Chair Jakubowski moved to approve the minutes as amended. Second by Commissioner Hsu. AYES: Chairman Velayos, Vice-Chair Jakubowski, Commissioner Cheng, Commissioner Brody, Commissioner Hsu. 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, May 24, 2017 in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



ALDO CERVANTES,
SECRETARY