

**REGULAR MEETING  
OF THE SAN MARINO PLANNING COMMISSION  
SEPTEMBER 27, 2017 - 7:00 P.M.**

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

**PLEDGE OF ALLEGIANCE**

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

**ABSENT:** Commissioner Raymond Cheng

**PUBLIC COMMENTS**

Shirley Jagels, 1404 Wilson Avenue, announced that the upcoming Rose Arbor Meeting is on September 28, 2017 at 6:00PM.

**PUBLIC HEARINGS**

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

Vice-Chairman Brody and Alternate Commissioner Okazaki recused themselves from this item due to living within 500' of the subject property. Vice-Chairman Brody and Alternate Commissioner Okazaki stepped out of the Council Chamber.

Associate Planner Choi, presented the staff report for the project and recommended approval with conditions.

Jesse Emmert and Patrick Szurpicki, project designers, explained the reason for the appeal and presented the project.

Chair Jakubowski opened the hearing for public comments.

The following person spoke about the project:

Victoria Collender, 2835 Monterey Road.

Shirley Jagels, 1404 Wilson Avenue.

Hearing no further public comments, Chair Jakubowski closed the public hearing.

It was the consensus of the Planning Commission that they could make the required findings for the project with minor changes to the recommended conditions.

Commissioner Velayos moved to approve the project subject to the following conditions.

1. The wall along the south property line shall be replaced unless City Building Inspector makes a determination that repair is appropriate.
2. A deed restriction or covenant shall be recorded to ensure the on-going maintenance of the existing hedge along Ramiro Road to effectively screen the railing in the patio area.
3. Windows W01, W08 and W09 shall have matching divided lite as other windows on the structure.
4. Windows W15 and W04 on the west elevation shall align and the stucco return shall match the width of the windows.

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

Vice-Chairman Brody and Alternate Commissioner Okazaki returned to the dias.

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

Assistant Planner Song presented the project and stated staff could make the required findings and recommended approval subject to a condition that limit the size of the driveway gate lamps on the existing driveway columns.

Steven Brooks, project architect, explained the reasons for the modification request and introduced the new property owners, Mr. and Mrs. McNulty.

Chair Jakubowski opened the hearing for public comments.

The following person spoke in regards to the application:

Ken Shuman, 2680 S. Oak Knoll Avenue.

Hearing no further public comments, Chair Jakubowski closed the public hearing.

The Planning Commission found that the project met the required legal findings with the recommended condition on the size of the driveway lamps.

Commissioner Velayos moved to approve the project subject to the following condition.

1. The proposed driveway gate lamps shall be of a smaller size to be proportional to the existing columns.

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

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

Planning and Building Director Cervantes presented the project and stated that staff could support the conditional use permit request for exceeding six-bedroom, but staff could not make all the required findings for the Design Review actions for the new residence and the fencing and gates. Mr. Cervantes recommended the Planning Commission to continue action on the project to allow the architect to make design changes.

Chair Jakubowski asked what year was the residence built and who was the architect.

Planning and Building Director Cervantes stated that the residence was built in 1931 and the architect was Robert Finkelhor whom is well known for designing for large celebrity homes and period revival style of architecture. Mr. Cervantes further stated that his preliminary research did not find any known homes, designed by Mr. Finkelhor, listed under State and National registers. Based on this finding, staff did not analysis this project with respect to historic significance.

Chair Jakubowski asked if staff know of other projects designed by Mr. Finkelhor in the Pasadena area.

Mr. Cervantes replied mostly in Beverly Hills.

Vice-Chair Brody stated one or two in the Pasadena.

Chair Jakubowski asked if we know where they are located.

Vice-Chair Brody responded no he did not make a notation of it.

James Coane, project architect, 30 N. Raymond Avenue, Pasadena, explained the project and answered questions.

Chair Jakubowski opened the hearing for public comments.

The following person spoke in regards to the application:

Liz Harrison, 1380 Circle Drive.

Steve Harrison, 1380 Circle Drive.

Michelle Lumley, 420 Pilgrim Place.

John Dustin, 2815 Devonport Road.

Shirley Jagels, 1404 Wilson Avenue.

Gretchen Shepherd Romey, 1119 Lorain Road.

Doris Christensen, 2774 Carlaris Road.

Hearing no further public comments, Chair Jakubowski closed the public hearing.

The Planning Commission could not make the required design review findings for the new structure and fencing and gates. The Planning Commission found the project incompatible with the neighborhood and causes privacy impacts to adjacent neighbors. The Planning Commission further stated that a historic resource report should be provided prior to submitting a re-design of the project.

Vice-Chairman Brody moved to deny the project. Second by Commissioner Velayos. AYES: Commissioner Velayos, Commissioner Hsu, Alternate Commissioner Okazaki, Vice-Chairman Brody, and Chair Jakubowski. NOES: None. ABSTAINED: None

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

Associate Planner Choi, presented the staff report for the project and stated that staff was unable to make the required findings for the conditional use permit request.

Ester Drori, project designer, presented the project and requested the Planning Commission to consider the project based on the development ration that is not out of scale within the neighborhood.

David Solanki, 2690 S. Oak Knoll Avenue, explained the reasons for the addition to the existing structure.

Chair Jakubowski opened the hearing for public comments.

The following person spoke about the project:

Laurie Barlow, 2434 Sherwood Road.

Chris McNulty, 2660 S. Oak Knoll Avenue.

Ester Drori, provided a rebuttal.

Hearing no further public comments, Chair Jakubowski closed the public hearing.

It was the consensus of the Commission that the project could not meet all the required CUP findings because the proposed size of the structure far exceeds development in the neighborhood.

Vice-Chairman Brody moved to deny the project. Second by Commissioner Hsu.  
AYES: Commissioner Velayos, Commissioner Hsu, Alternate Commissioner Okazaki, Vice-Chairman Brody, and Chair Jakubowski. NOES: None. ABSTAINED: None

**OTHER MATTERS**

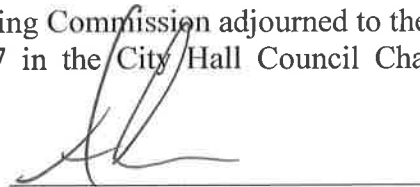
None.

**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, October 25, 2017 in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



ALDO CERVANTES,  
SECRETARY