

**REGULAR MEETING
OF THE SAN MARINO PLANNING COMMISSION
FEBRUARY 28, 2018 - 7:00 P.M.**

CALL TO ORDER: Vice-Chair Brody called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL **PRESENT:** Vice-Chairman Howard Brody, Commissioner Raymond Cheng, Commissioner Wright, and Alternate Commissioner James Okazaki

ABSENT: Commissioner Se-Yao Hsu, Commissioner Marcos Velayos.

City Attorney Flower was present at the meeting.

PUBLIC COMMENTS

The following persons spoke:
Stella Abrahan, 2260 Brentford Road
Shirley Jagels, 1404 Wilson Avenue
Dr. Vallota, 2260 Brentford Road

1. OATH OF OFFICE FOR NEW COMMISSIONER JERI WRIGHT

2. REORGANIZATION OF THE PLANNING COMMISSION

Commissioner Wright motioned to nominate Commissioner Brody as Chair of the Planning Commission. Second by Commissioner Cheng. The motion carried unanimously by the following vote: AYES: Commissioner Brody, Commissioner Cheng, Commissioner Wright, and Alternate Commissioner Okazaki. NOES: None.

Commissioner Wright motioned to nominate Commissioner Cheng as Vice-Chair of the Planning Commission. Second by Alternate Commissioner Okazaki. The motion carried unanimously by the following vote: AYES: Chair Brody, Commissioner Cheng, Commissioner Wright, and Alternate Commissioner Okazaki. NOES: None.

PUBLIC HEARINGS

3. AN AMENDMENT TO THE CITY CODE REGARDING HISTORIC PRESERVATION

Planning and Building Director Cervantes presented the staff report.

The following persons spoke:

Laurie Barlow, 2434 Sherwood Road
Dr. Vallota, 2260 Brentford Road
Miriam Nakamura, xxx Kewen Place
John Dustin, 2815 Devonport Road
Shirley Jagels, 1404 Wilson Avenue
Dale Pederson, 2140 Lorain Road
Richard Haserot, 2365 Sherman Road
Marcello Vavala, Los Angeles Conservancy
Stella Abrahan, 2260 Brentford Road

Hearing no further public comments, Chairman Brody closed the public hearing.

Chair Brody moved to present the ordinance to the City Council and with a strong recommendation that the City to conduct a historic survey as soon as possible. Second by Vice-Chair Cheng. AYES: Commissioner Wright, Vice-Chair Cheng, and Chair Brody. NOES: Alternate Commissioner Okazaki. ABSTAINED: None

**4. DESIGN REVIEW CASE NO. DRC17-08
1400 CIRCLE DRIVE, (HE/JAMES V. COANE AND ASSOCIATES)**

Chair Brody announced a statement into the record and recused himself from this item. At 20:09, Chair Brody stepped down from the dais and left the Council Chamber. Vice-Chair Cheng chaired the hearing for this item.

Planning and Building Director Cervantes presented the staff report, stated that the project meets all the required design review findings and recommended approval of the project.

Vice-Chair Cheng opened the hearing for public comments.

The following persons spoke about the project:

Richard McDonald, Legal counsel for the applicant, Pasadena, introduced himself and the project team in attendance.

James Coane, Project architect, Pasadena, explained design modifications since the original proposal.

Tim Gregory, Preservation consultant, Pasadena, answered questions about the original architect, Robert Finkelhor.

Liz Gleason, 1380 Circle Dr., stated her concerns with privacy impacts.

Steve Gleason, 1380 Circle Dr., questioned the property owner's absent at the meetings.

Stella Abrahan, 2260 Brentford Rd., opposed the project and stated that further research on the original architect is needed.

Shirley Jagels, 1404 Wilson Ave., noted that she submitted a letter to the Commission and read part of the City Codes, Chapter 2 into the record. She urged the Commission to protect the architectural legacy in the City. She requested that the existing structure be consider for local landmark status.

Richard McDonald, Legal counsel for the applicant, Pasadena, commented on iPetition document submitted to the Commission. He stated that the architect can provide explanations on privacy issues from the project before closing the public comment period. Requested that the Commission consider substantial evidence submitted by Mr. Gregory.

James Coane, Project architect, Pasadena, stated that the project does not exceed the allowed maximum square footage, answered questions on privacy concerns and the landscape plan.

Richard McDonald, Legal counsel, Pasadena, explained that the applicant is willing to accept condition to ensure landscaping is provided to mitigate privacy concerns.

Stella Abrahan, 2260 Brentford Rd., stated that she felt that the architect's comments are insulting and that citizen's comments should be taken seriously

Shirley Jagels, 1404 Wilson Ave., stated that the iPetition was signed by San Marino residents and provided additional information on Robert Finkelhor.

Stella Abrahan, 2260 Brentford Rd., urged the Commission to require property owners to attend meetings.

Tim Gregory, Preservation consultant, Pasadena, stated that information provided by the previous speaker on Robert Finkelhor is included in his report.

Hearing no further public comments, Vice-Chair Cheng closed the public hearing.

It was the consensus of the Planning Commission that the project met all of the required design review findings.

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

1. Prior to the issuance of Building permits, a revised landscaping plan shall be submitted to ensure no privacy impacts to the adjacent properties.
2. Applicant shall provide color and material details of proposed architectural elements including but not limited to windows, eaves, and façade elements.

Second by Commissioner Wright. AYES: Vice-Chair Cheng, Commissioner Wright, Alternate Commissioner Okazaki. NOES: None. ABSTAINED: None

At 21:19, Chair Brody returned to the dais.

**5. CONDITIONAL USE PERMIT NO. CUP17-18, & DESIGN REVIEW NO. DRC17-57
1942 WELLESLEY ROAD, (CHU/OVERHAUL ARCHITECTURE)**

Associate Planner Choi presented the staff report and the recommended conditions of approval for the Commission's consideration.

The following persons spoke:

Mary Chou, Project architect
Bill Gardner, 1918 Wellesley Road
Stella Abrahan, 2260 Brentford Road
Shao Yao Ying, 1953 Wellesley Road

Hearing no further public comments, Chairman Brody closed the public hearing.

Vice-Chair Cheng moved to approve the project with the following condition:

1. Exterior lighting fixtures shall be down cast.

Second by Alternate Commissioner Okazaki. AYES: Alternate Commissioner Okazaki, Vice-Chair Cheng, and Chair Brody. NOES: None. ABSTAINED: Commissioner Wright.

**6. CONDITIONAL USE PERMIT NOS. CUP17-23, CUP17-34, & DESIGN REVIEW NO. DRC17-104
1230 WINSTON AVENUE, (MARRONE)**

Assistant Planner Song presented the staff report and recommended approval of the project.

The following person spoke:
Frank Marrone, Applicant

Hearing no further public comments, Chairman Brody closed the public hearing.

Commissioner Wright moved to approve the project as submitted. Second by Vice-Chair Cheng. AYES: Commissioner Wright, Alternate Commissioner Okazaki, Vice-Chair Cheng, and Chair Brody. NOES: None.

**7. CONDITIONAL USE PERMIT NO. CUP17-22, DESIGN REVIEW NOS. DRC17-62, DRC17-105, AND DRC17-106
2240 LORAIN ROAD, (YANG/THE CODE SOLUTION)**

Assistant Planner Song advised that the applicant has submitted a request to withdraw the project and that the applicant is available to answer questions.

Hearing no public comments, Chairman Brody closed the public hearing.

Alternate Commissioner Okazaki moved to accept, receive and file the applicant's request to withdraw the project. Second by Vice-Chair Cheng. AYES: Commissioner Wright, Alternate Commissioner Okazaki, Vice-Chair Cheng, and Chair Brody. NOES: None.

OTHER MATTERS

8. AN AMENDMENT TO THE PRE-APPROVED ROOFING MATERIALS LIST

Planning and Building Director Cervantes presented the staff report. City Fire Chief Rueda provided background information the flammability of untreated wood roofs and answered questions from the Commission.

The following persons spoke:
John Dustin, 2815 Devonport Road

Commissioner Wright moved to amend the Pre-Approved roof materials list as presented. Second by Chair Brody. AYES: Commissioner Wright, Alternate Commissioner Okazaki, Vice-Chair Cheng, and Chair Brody. NOES: None.

9. REQUEST FOR EXTENSION OF THE APPROVAL OF CONDITIONAL USE PERMIT NOS. CUP16-25, CUP16-27, AND DESIGN REVIEW NO. DRC16-72 1100 AVONDALE ROAD (YEH)

Commissioner Wright moved to approve the extension request. Second by Vice-Chair Cheng. AYES: Commissioner Wright, Alternate Commissioner Okazaki, Vice-Chair Cheng, and Chair Brody. NOES: None.

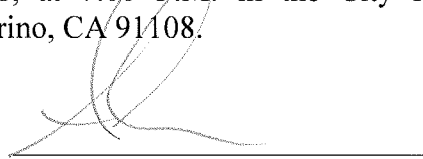
10. RESOLUTION OF FINDINGS FOR MODIFICATION TO DESIGN REVIEW CASE NO. DRC15-37 AND DESIGN REVIEW CASE NO. DRC17-89 1750 CHELSEA ROAD, (ST. LOUIS)

Commissioner Wright stated that she listened to the audio recording of the January 24, 2018 meeting when the Commission took action on the project.

Commissioner Wright moved to approve Resolution No. PCR17-13 as presented. Second by Vice-Chair Cheng. AYES: Commissioner Wright, Alternate Commissioner Okazaki, Vice-Chair Cheng, and Chair Brody. NOES: None.

ADJOURNMENT

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, March 28, 2018, at 7:00 P.M. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.


ALDO CERVANTES,
SECRETARY