

**REGULAR MEETING  
OF THE SAN MARINO PLANNING COMMISSION  
JUNE 27, 2018 - 7:00 P.M.**

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

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL**           **PRESENT:** Chairman Howard Brody, Vice-Chair Raymond Cheng, Commisisoner Marcos Velayos, Commissioner Se-Yao Hsu Commissioner Wright, and Alternate Commissioner James Okazaki.

**ABSENT:** None.

**PUBLIC COMMENTS**

There were no public comments at this time.

**PUBLIC HEARINGS**

**1. APPEAL FOR DESIGN REVIEW NO. DRC17-38  
1715 WESTHAVEN ROAD, (ZHU/PDS STUDIO)**

Associate Planner Choi stated that the appellant has requested to continue the appeal hearing to the July 25, 2018 meeting.

Chair Brody moved to continue the appeal hearing to the July 25, 2018 meeting. Second by Commissioner Wright. AYES: Commissioner Hsu, Commissioner Velayos, Commissioner Wright, Vice-Chair Cheng, and Chair Brody. NOES: None.

**2. AN ORDINANCE OF THE CITY OF SAN MARINO AMENDING ARTICLE 02 OF CHAPTER 23 (THE ZONING CODE) OF THE SAN MARINO CITY CODE PERTAINING TO BASEMENTS AND PROCEDURES FOR CONSTRUCTION VALUATION.**

Planning and Building Director Cervantes presented the staff report.

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

The Planning Commission unanimously agreed that the amendment is consistent with the intent of the zoning code pertaining the basement development.

Commissioner Velayos moved to approve the ordinance relating to amending the City Code as it pertains to basements. Second by Commissioner Wright. AYES: Commissioner Hsu, Commissioner Velayos, Commissioner Wright, Vice-Chair Cheng, and Chair Brody. NOES: None.

**3. ZONE CHANGE NO. ZC17-01  
375 HUNTINGTON DRIVE, (HUNTINGTON LP)**

Associate Planner Choi presented the staff report.

The following persons spoke:

Thomas Siciliano, Applicant

Dale Pederson, 2140 Lorain Road

Laurie Barlow, 2434 Sherwood Road

Helen Cheng, 1725 Westhaven Road

Hector Gutierrez, 2235 Ridgeway Road

Linda Gutierrez, 2235 Ridgeway Road

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

The Commission was unable to support the zone change request without a complete evaluation of potential impacts in uses and maximum building envelope resulting from the zone change.

Commissioner Wright moved to deny the zone change request. Second by Vice-Chair Cheng. AYES: Commissioner Hsu, Commissioner Velayos, Commissioner Wright, Vice-Chair Cheng, and Chair Brody. NOES: None.

**4. CONDITIONAL USE PERMIT NO. CUP18-03  
2521 HUNTINGTON DRIVE, (YAU)**

Planning and Building Director Cervantes presented the staff report.

The following persons spoke:

Dolly Yau, Applicant

Linda Gutierrez, 2235 Ridgeway Road

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

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

Commissioner Velayos moved to approve the project with conditions provided in the staff report. Second by Vice-Chair Cheng. AYES: Commissioner Hsu, Commissioner Velayos, Commissioner Wright, Vice-Chair Cheng, and Chair Brody. NOES: None.

**5. CONDITIONAL USE PERMIT NO. CUP17-24, DESIGN REVIEW CASE  
NOS. DRC17-75, AND DRC17-76  
1591 VIRGINIA ROAD, (GANG/JAMES V. COANE AND ASSOCIATES)**

Assistant Planner Song presented the staff report.

The following persons spoke:  
James Coane, Project architect  
Suzanne Wilcox, 1569 Virginia Road  
Ron Wilcox, 1569 Virginia Road  
Sue Chandler, 1592 Virginia Road

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

It was the consensus of the Commission that the project failed to meet the required findings due to privacy impact, massing and design issues.

Chair Brody moved to deny the project. Second by Vice-Chair Cheng. AYES: Commissioner Hsu, Commissioner Velayos, Commissioner Wright, Vice-Chair Cheng, and Chair Brody. NOES: None.

### **OTHER MATTERS**

- 6. RESOLUTION OF FINDINGS FOR CONDITIONAL USE PERMIT NOS. CUP17-31, CUP18-01, DESIGN REVIEW CASE NO. DRC17-98, AND MASTER SIGN PROGRAM NO. MSP18-01**  
**PROPERTY IDENTIFIED AS ASSESSOR PARCEL NUMBER 5324-027-036, VACANT LOT LOCATED BETWEEN 2459 AND 2481 MISSION STREET, (KHERADMANDAN/DAHL)**

Commissioner Wright pointed out a clarification for Section 5D.

AYES: Commissioner Hsu, Commissioner Velayos, Commissioner Wright, Vice-Chair Cheng, and Chair Brody. NOES: None.

- 7. RESOLUTION OF FINDINGS FOR CONDITIONAL USE PERMIT NOS. CUP17-33, CUP17-37, DESIGN REVIEW CASE NOS. DRC17-110, DRC17-111 AND DRC17-112**  
**2395 ADAIR STREET, (WONG/TAM STUDIO ARCHITECTS)**

AYES: Commissioner Hsu, Commissioner Velayos, Commissioner Wright, Vice-Chair Cheng, and Chair Brody. NOES: None.

- 8. RESOLUTION OF FINDINGS FOR CONDITIONAL USE PERMIT NOS. CUP17-30, CUP17-38, AND DESIGN REVIEW CASE NO. DRC17-107**  
**2920 DUARTE ROAD, (LAI/OSUCH)**

AYES: Commissioner Hsu, Commissioner Velayos, Commissioner Wright, Vice-Chair Cheng, and Chair Brody. NOES: None.

**9. RESOLUTION OF FINDINGS FOR CONDITIONAL USE PERMIT NO. CUP17-29 AND DESIGN REVIEW CASE NO. DRC17-113 1055 SHERWOOD ROAD, (REPETTO, FIGUEROA/SMITH)**

AYES: Commissioner Hsu, Commissioner Velayos, Commissioner Wright, Vice-Chair Cheng, and Chair Brody. NOES: None.

**10. RESOLUTION OF FINDINGS FOR APPEAL OF DESIGN REVIEW CASE NO. DRC18-07 1225 OAKWOOD DRIVE, (OBAID-SCHMID/DUBON)**

AYES: Commissioner Hsu, Commissioner Velayos, Commissioner Wright, 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, July 25, 2018, at 7:00 P.M. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



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ALDO CERVANTES,  
SECRETARY