

**REGULAR MEETING  
OF THE SAN MARINO DESIGN REVIEW COMMITTEE  
JANUARY 15, 2020 - 7:00 P.M.**

**CALL TO ORDER** Chair Cheng called the meeting to order at 7:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT:** Chair Kevin Cheng, Vice-Chair Joyce Gatsoulis Batnij, Committee Member Christa Lakon, Committee Member Howard Brody, Alternate Committee Member Rick Chou

**ABSENT:** Committee Member Peter Wong

**APPEAL PROCEDURE**

Chair Cheng gave an explanation of the Design Review Committee procedures and explanation of the fifteen-day appeal procedure to the members of the audience.

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARINGS**

**I. DESIGN REVIEW COMMITTEE CASE NO. DRC19-17  
1706 HILLIARD DR., (KY/LIN)**

Associate Planner Choi presented the project and stated that staff can support the project with a condition of approval to re-purpose existing roofing material for installation on the new front porch.

Eric Lin, project designer, presented the project, and answered questions.

The following person (s) spoke on the project:  
Ms. Mary, 1714 Hilliard Dr.

It was the consensus of the Committee that design concerns remain at this fourth hearing. The Committee was concern with the compatibility of the proposed DaVinci simulated slate material in single width with the roofing material on the existing structure.

Committee Member Brody moved to deny the project.

Second by Vice-Chair Batnij. AYES: Committee Member Brody, Committee Member Lakon, Committee Member Chou, Vice-Chair Batnij, and Chair Cheng. NOES: Committee Member Chou.

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC19-59  
2105 SHERWOOD RD., (LIU)**

Vice-Chair Batnij recused herself and stepped out of the Council Chamber.

Associate Planner Choi presented the project and stated that staff could support the project with a condition that landscaping be provided in the setback area between the subject fence and the sidewalk.

Liangan Liu, property owner, explained to the Committee his experience in obtaining a property survey.

There were no public comments.

It was the consensus of the Committee that the project was compatible with the neighborhood.

Committee Member Brody moved to approve the project with the following conditions:

1. The fence shall be cedar or redwood material.
2. The fence shall be painted in a color as the residence.

Second by Alternate Committee Member Chou. AYES: Committee Member Brody, Committee Member Lakon, Alternate Committee Member Chou, and Chair Cheng. NOES: None.

Vice-Chair Batnij returned to the dais.

**3. DESIGN REVIEW COMMITTEE CASE NO. DRC19-82  
1735 BANNING WAY, (SI)**

Committee Member Brody recused himself and stepped out of the Council Chamber.

Assistant Planner Cervantes presented the project and stated that staff could support the project.

Mike Morita, Pella window representative, provided a brief overview of the project and answered questions.

Howard Brody, Banning Way resident, spoke in support of the project.

It was the consensus of the Committee that the new windows will be compatible with the style of the residence.

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

I. Each window unit shall have three columns of equal width as depicted in the colored rendering.

Second by Alternate Committee Member Chou. AYES: Committee Member Lakon, Alternate Committee Member Chou, and Chair Cheng. NOES: Vice-Chair Batnij.

Committee Member Brody returned to the dais.

**4. DESIGN REVIEW COMMITTEE CASE NO. DRC19-93  
2299 ASHBOURNE DR., (KHAN)**

Associate Planner Choi presented the project and stated that staff could not support the project.

Salman Khan, property owner, explained the background, presented the project and answered questions.

The following person(s) spoke in support of the project:

James Fu, 2265 Ashbourne Dr.

Vahan Karaoghlanian, Burbank address

It was the consensus of the Committee that the new window muntins or grids are not consistent with the residence itself. The Committee was concerned with deviations from original approved window locations and sizes of certain windows.

Committee Member Brody moved to deny the project.

Second by Committee Member Lakon. AYES: Committee Member Brody, Committee Member Lakon, Alternate Committee Member Chou, Vice-Chair Batnij, and Chair Cheng. NOES: None.

**5. DESIGN REVIEW COMMITTEE CASE NO. DRC19-34  
1430 BELLOWOD RD., (EAR)**

Associate Planner Choi presented the project and stated that staff could support the project.

Nick Wang, project designer, presented the project and answered questions.

There were no public comments.

It was the consensus of the Committee that the single-story addition project compatible with the existing structure and the neighborhood.

Committee Member Brody moved to approve the project with the following conditions:

I. Provide a new 30" wide by 42" high window in the Kitchen facing Bellwood Road; window shall be consistent with remainder windows on the structure.

2. All new windows and doors must be a product from the City's Pre-Approved Window Material List.
3. Applicant shall coordinate with staff on the appropriate shutter color prior to installation.

Second by Committee Member Lakon. AYES: Committee Member Brody, Committee Member Lakon, Alternate Committee Member Chou, Vice-Chair Batnij, and Chair Cheng. NOES: None.

**6. DESIGN REVIEW CASE NO. DRC19-69  
2520 RIDGEWAY RD., (TSE)**

Associate Planner Choi presented the project and stated that staff could not support the project.

Elise Tse, Property owner, and Warren Cross, project contractor, presented the project and answered questions.

It was the consensus of the Committee that the proposed metal roofing material would be highly visible on the corner property and incompatible with the materials found in the neighborhood.

Committee Member Brody moved to deny the project.

Second by Alternate Committee Member Chou. AYES: Committee Member Brody, Committee Member Lakon, Alternate Committee Member Chou, Vice-Chair Batnij, and Chair Cheng. NOES: None.

**7. DESIGN REVIEW CASE NO. DRC19-38  
2920 MONTEREY RD., (GOEI/HA)**

Committee Member Brody recused himself and stepped out of the Council Chamber.

Associate Planner Choi presented the project and stated that staff could not support the project due to design compatibility issues with the existing residence and the legal neighborhood.

Stephen Goei, property owner, presented the project and answered questions.

Herbert Krimmel, 2930 Monterey Road, spoke in opposition of the project.

It was the consensus of the Committee that the proposed project is incompatible with the legal neighborhood and the proposed design features are incompatible with the Spanish Colonial style residence. The design is massive and disrupts the existing streetscape.

Alternate Committee Member Chou moved to deny the project.

Second by Committee Member Lakon. AYES: Committee Member Lakon, Alternate Committee Member Chou, Vice-Chair Batnij, and Chair Cheng. NOES: None.

Committee Member Brody returned to the dais.

**8. DESIGN REVIEW CASE NO. DRC19-19  
2200 EL MOLINO PL., (CHEN)**

Associate Planner Choi stated that the project was noticed by error. The project designer had requested to be scheduled for the February 5, 2020 hearing.

There were no public comments.

Committee Member Brody moved to continue the project to the February 5, 2020 meeting.

Second by Chair Cheng. AYES: Committee Member Brody, Committee Member Lakon, Alternate Committee Member Chou, Vice-Chair Batnij and Chair Cheng. NOES: None.

**9. DESIGN REVIEW CASE NO. DRC19-60  
2180 LORAIN RD., (CABOT/PACA)**

Vice-Chair Batnij recused herself and stepped out of the Council Chamber.

Associate Planner Choi stated that the project architect has requested a continuance to the February 5, 2020 meeting.

There were no public comments.

Committee Member Brody moved to continue the project to the February 5, 2020 meeting.

Second by Committee Member Lakon. AYES: Committee Member Brody, Committee Member Lakon, Alternate Committee Member Chou, and Chair Cheng. NOES: None.

**ADJOURNMENT**

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, February 5, 2020 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

  
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EVA CHOI,  
ASSOCIATE PLANNER