

**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
MAY 20, 2020 - 7:00 P.M.**

CALL TO ORDER Chair Cheng called the meeting to order at 7:04 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Chair Kevin Cheng, Vice-Chair Joyce Gatsoulis Batnij, Committee Member Christa Lakon, Committee Member Peter Wong, Alternate Committee Member Rick Chou

ABSENT: Committee Member Howard Brody (excused due to technical difficulties)

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 NOs. DRC 19-96
2851 SHAKESPEARE DR., (NGUYEN)**

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

Committee Member Chou asked staff whether all windows would be replaced.

Associate Planner Choi stated that plans were unclear however added the condition that replacement windows shall be replaced with pre-approved window material and shall match the existing window shape, size, style, operation and grid pattern.

Committee Member Wong asked staff about the increase in impervious area in the rear yard as a result of the addition.

Associate Planner Choi clarified that staff had not calculated impervious coverage in the rear as there is no maximum rear yard impervious coverage found in the Municipal Code.

Michael Chen, project architect, spoke to the changes that were made from the previous iteration of the project.

Committee Member Lakon found the project straightforward and compatible with the neighborhood, agrees with recommended conditions.

Vice-Chair Batnij commended the 12 approval letters from neighbors and appreciates the changes that were made.

Committee Member Wong can support the project.

Alternate Committee Member Chou agrees with the Committee.

Chair Cheng believes the project will be a great addition to the neighborhood.

Vice-Chair Batnij moved to approve the project with the following conditions:

1. Wood shutters shall remain at current locations in the same color.
2. Existing windows shall be replaced with new windows of the same type and treatments as existing, including window shape, size, style, operation, and grid pattern. Replacement windows can be any product from the City's Pre-Approved Material List.
3. Existing brick apron tied into front facing windows shall be preserved and/or replaced in-kind.

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

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC18-59
615 LA MIRADA AVE., (CHU)**

Associate Planner Choi presented the project and stated that staff could support the project with the suggestion that the applicant use a color from the City's Pre-Approved Roofing Materials List.

The following person(s) spoke on the project:

Alice Chu, 615 La Mirada

Tom Marble, project architect, clarified concerns over dormers and proposed color scheme.

Danny and Didi Liao, 631 La Mirada.

Committee Member Wong appreciates work done by owner and architect.

Alternate Committee Member Chou agrees with Staff's recommendation.

Vice-Chair Batnij expressed concerns over the dormers being proposed, can approve with removal of one dormer and reduce size of remaining dormer.

Committee Member Lakon agrees with what has been said regarding dormers.

Chair Cheng feels that project is a well-designed project.

Vice-Chair Batnij moved to approve the project with the following conditions:

1. Window No. 21 shall be eliminated.
2. Window No. 20 as shown on the east elevation shall be reduced in width from 9 feet to 6 feet.
3. Provide seeded or obscured glass for second floor windows on the east elevation.

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

**3. DESIGN REVIEW COMMITTEE CASE NO. DRC19-85
1455 BELLWOOD RD., (WU/JAMES V. COANE & ASSOCIATES)**

Assistant Planner Choi presented the project and stated that staff could support the project however recommends consistent roofing material, entry doors and windows.

Committee Member Wong asked Staff for clarification regarding the total ground coverage stated on the Residential Plan Information Sheet.

Assistant Planner Choi pointed out that this ground coverage calculation was an error.

The following person(s) spoke on the project:

Michael Wu, 1455 Belwood Rd.

James Coane

Guoping Shen, 1465 Bellwood Rd.

Vice-Chair Batnij expressed concerns over the lack of responses from the neighbors.

Chair Cheng moved to continue the project to the June 17, 2020 meeting.

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

**4. DESIGN REVIEW COMMITTEE CASE NO. DRC19-92
2805 CARLARIS RD., (FAN & HSU/MASTERMAN)**

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

The following person(s) spoke on the project.

Susan Masterman

Committee Member Wong would like to see protection measures during construction due to proximity to the camphor tree.

Alternate Committee Member Chou expressed reservation over the limited amount of open space in the rear yard after the addition.

Vice-Chair Batnij does not see major privacy impacts and believes that the addition is well integrated however the space between new addition and garage creates an awkward feel, does not believe the study room is compatible with the overall massing of the home.

Committee Member Lakon believes the project to be compatible and agrees with request for a Tree Protection Plan.

Chair Cheng likes the project and believes it is compatible.

Committee Member Wong moved to approve the project with the following condition:

- I. A tree protection plan on the Camphor Tree shall be submitted concurrently with the building permit application.

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

5. DESIGN REVIEW CASE NO. DRC19-78
880 OXFORD RD., (ALBERTS)

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

Vice-Chair Batnij asked Staff about communication with the applicant regarding compatibility of the project.

Assistant Planner Cervantes stated that there had been significant communication between staff and the project architect.

The following person(s) spoke on the project.
Bruce Alberts, 811 Oxford Rd.
Bob Ericksson

Vice-Chair Batnij recognizes the effort and passion that went into project but finds that it is not compatible with Oxford Rd. and that gate will stand out.

Alternate Committee Member Chou and Committee Member Lakon agree with Committee Member Batnij.

Committee Member Wong pointed out that this is the only Wallace Neff home on the block and it stands out even without the gate and fountain, appreciates the storm water management that was taken into account and believes the project will bring out the best of the home.

Chair Cheng states that the architect took great care to staying true to the Wallace Neff design.

Vice-Chair Batnij moved to deny the project.

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

6. DESIGN REVIEW CASE NO. DRC20-02
4200 MONTEREY RD., (CHANG)

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

The following person(s) spoke on the project.
Dr. Chang

Committee Member Lakon asked if the applicant had considered using the Landmark product line.

Dr. Chang states that either color and product line would be acceptable.

Committee Member Chou agrees with staff's recommendation.

Vice-Chair Batnij would like more options that serve as an alternative to natural wood shake.

Committee Member Wong would like to see a more subdued color.

Committee Member Lakon would be able to support the Presidential product line.

Chair Cheng would prefer one of the colors on the City's Pre-Approved List.

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

- I. Install roofing material manufactured by CertainTeed Presidential product line, in either the Country Gray or the Shadow Gray color.

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

7. REQUEST FOR PROJECT APPROVAL EXTENSION
2195 ORLANDO RD., (XU)

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

Perry Chan, project designer, spoke about the project.

Vice-Chair Batnij moved to approve the extension request.

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

**8. REQUEST FOR PROJECT APPROVAL EXTENSION
2215 MELVILLE DR., (LAI)**

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

Vice-Chair Batnij had concerns over the time that had passed without progress on the project.

The Committee Member was in agreement that the applicant did not take adequate measures to complete the project in a timely manner.

Committee Member Wong moved to deny the extension request.

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

ADJOURNMENT

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, June 3, 2020 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



MARLON CERVANTES,
ASSISTANT PLANNER