

**REGULAR MEETING  
OF THE SAN MARINO PLANNING COMMISSION  
MARCH 25, 2020 - 7:00 P.M.**

**CALL TO ORDER:** Chair Wright called the meeting to order at 7:00 p.m. in the Crowell Public Library, Barth Room, located at 1890 Huntington Drive, San Marino, California, 91108.

**PLEDGE OF ALLEGIANCE:** Chair Wright led the Pledge of Allegiance.

**ROLL CALL**        **PRESENT:** Chair Jeri Wright, Vice-Chair John Dustin (Attending via teleconference), Commissioner Shelley Boyle (Attending via teleconference), Commissioner Raymond Cheng (Attending via teleconference), and Commissioner Se-Yao Hsu.

**ABSENT:** Alternate Commissioner Monte Ross and Alternate Commissioner James Okazaki.

**PUBLIC COMMENTS**

There were no public comments at this time.

**PUBLIC HEARINGS**

**1. DESIGN REVIEW CASE NOS. DRC19-27HP AND DRC19-28  
2275 S. OAK KNOLL AVE., (LUI/LCRA ARCHITECTS)**

Planning and Building Director Cervantes presented the staff report.

The following persons spoke on the project via teleconference:

Adele Chang, Project architect

Robert Artura, Project contractor

Mark A. Gennaro, Project landscape architect

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

Majority of the Commission could find the design compatible with the neighborhood.

Commissioner Hsu moved to approve the project with recommended conditions of approval in the staff report. Second by Vice-Chair Dustin. AYES: Commissioner Cheng, Commissioner Hsu, Vice-Chair Dustin. NOES: Commissioner Boyle, Chair Wright.

**2. DESIGN REVIEW NOS. DRC 19-57HP AND DRC20-15  
1215 SAINT ALBANS RD., (WANG/DIG INC.)**

Planning and Building Director Cervantes presented the staff report.

Alex Chang, Project architect, presented the project and answered questions from the Commission.

There was no further public comments and Chair Wright closed the public hearing.

It was the consensus of the Commission that the project was not compatible with the neighborhood.

Alex Chang, project architect, agreed to the continuance and waived the Permit Streamlining Act's time limits on processing the project.

Commissioner Hsu moved to continue the project to the May 27<sup>th</sup> meeting. Second by Commissioner Cheng. AYES: Commissioner Boyle, Commissioner Cheng, Commissioner Hsu, Vice-Chair Dustin, and Chair Wright. NOES: None.

**3. CONDITIONAL USE PERMIT NO. CUP20-3 AND DESIGN REVIEW NO. DRC19-70  
2275 LORAIN RD., (NEWTON/HANNA)**

Planning and Building Director Cervantes presented the staff report.

The following persons spoke:

Joel Newton, Property owner

Jennifer Giles, 2290 Lorain Rd., supported the project.

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

Joel Newton, property owner, agreed to the continuance and waived the Permit Streamlining Act's time limits on processing the project.

Commissioner Boyle moved to continue the project to the May 27<sup>th</sup> meeting. Second by Vice-Chair Dustin. AYES: Commissioner Boyle, Commissioner Cheng, Commissioner Hsu, Vice-Chair Dustin, and Chair Wright. NOES: None.

**4. DESIGN REVIEW CASE NO. DRC17-114  
2731 GAINSBOROUGH DR., (CHIH/LIN)**

Planning and Building Director Cervantes presented the staff report.

The following persons spoke:

Eric Lin, Project designer

Mr. Riegler, 2839 Gainsborough Dr., opposed the project.

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

Eric Lin, project designer, agreed to the continuance and waived the Permit Streamlining Act's time limits on processing the project.

It was the consensus of the Commission that the project is not compatible with the neighborhood due to the second story massing.

Commissioner Cheng moved to continue the project to the May 27<sup>th</sup> meeting. Second by Commission Boyle. AYES: Commissioner Boyle, Commissioner Cheng, Commissioner Hsu, Vice-Chair Dustin, and Chair Wright. NOES: None.

**5. APPEAL FOR DESIGN REVIEW NO. DRC 19-17  
1706 HILLIARD DR., (KY/LIN)**

Planning and Building Director Cervantes presented the staff report.

The following person spoke:  
Eric Lin, Project designer

Hearing no further public comments, Chair Wright closed the appeal hearing.

It was the consensus of the Commission that the proposed single-story addition is compatible with the neighborhood and would be compatible with itself with conditions on exterior finished materials and treatments.

Vice-Chair Dustin moved to overturn the Design Review Committee's decision and approve the project with the following conditions:

1. The entire roof, including the patio, shall be replaced with composition fiberglass material, manufactured by CertainTeen, Presidential product line in a color determined by staff.
2. The rear door shall be French style with divided lites.
3. Provide traditional styled sidelites at the entry door.

Second by Commissioner Cheng. AYES: Commissioner Cheng, Commissioner Hsu, Vice-Chair Dustin, and Chair Wright. NOES: Commissioner Boyle.

**6. APPEAL FOR DESIGN REVIEW NO. DRC 19-19  
2200 EL MOLINO PL., (CHEN)**

Planning and Building Director Cervantes presented the staff report.

The following person spoke:  
Morgan Lee, Project designer

Hearing no further public comments, Chair Wright closed the appeal hearing.

It was the consensus of the Commission that additional information is needed to render a decision on the appeal request.

Commissioner Boyle moved to continue the project to the May 27<sup>th</sup> meeting. Second by Commission Hsu. AYES: Commissioner Boyle, Commissioner Cheng, Commissioner Hsu, Vice-Chair Dustin, and Chair Wright. NOES: None.

**7. APPEAL FOR DETERMINATION OF DAMAGED TREES  
1270 OXFORD RD., (LIANG)**

Planning and Building Director Cervantes presented the staff report.

The following person spoke:  
Mrs. Wei Li, Property owner

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

Commissioner Cheng moved to overturn the decision of the City Hearing Officer and deem the Magnolia tree was not severely pruned or undamaged, and for the property owner to return to the Planning Commission in two-year with an arborist report on condition of recovery and progress. If the tree dies, the Planning Commission shall impose the fine of \$40,000 as determined by the City Hearing Officer.

Second by Commissioner Hsu. AYES: Commissioner Cheng, Commissioner Cheng, and Chair Wright. NOES: Commissioner Boyle and Vice-Chair Dustin.

**ADJOURNMENT**

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, April 22, 2020, 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