

**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
FEBRUARY 5, 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 NOS. DRC19-80 and DRC 19-81
3325 MONTEREY RD., (YANG/DESIGN INSPIRATION GROUP INC.)**

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

Alex Chang, project architect, presented the project and answered questions.

Margarita Jarrabek, Architectural Historian, provided detail explanation of restoration process and answered questions regarding aspects of the project.

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

Alternate Committee Member Chou expressed appreciation for the project and felt it provided a much needed face lift.

Committee Member Brody felt it was necessary to incorporate the two documents distributed by historic consultant as part of project file and expressed support for the project.

Committee Member Lakon had concerns over the privacy and massing along the neighbor's side to the west and would like to see it pulled away from the side property line. Also had

concerns regarding excessive light and removal of the guest house which would result in an opening along the shared property line adjacent to Lacy Park.

Vice-Chair Batnij believed the changes made to be insignificant, that the massing issue had not been resolved and that the addition may impact the oak tree.

Chair Cheng felt that the applicant had made changes as deemed fit for the project.

Committee Member Brody moved to approve the project.

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

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC19-61
1380 BELHAVEN RD., (LAW/LOUIE)**

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

Ron Louie, project designer, presented the project and answered questions.

The following person (s) spoke on the project:
Ms. Kathy Martinson, 1370 Belhaven.

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

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

1. Transom windows on the east elevation shall be removed.
2. Continuation of the six-foot wall.
3. The project shall provide screening vegetation/planting and working with staff and the north neighbor on privacy concerns.

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

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

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

Tracy Gao, project designer, provided a brief overview of the project and answered questions.

Chair Cheng moved to approve the project with a condition added to require wrought iron fencing throughout.

Lacking a second, the motion failed.

It was the consensus of the Committee that the proposed fence created a fortress-like enclosure of the yard.

Committee Member Brody moved to deny the project.

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

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

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

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

Virginia Paca, project architect, presented the project and answered questions and recommended flexibility of survey requirement.

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

Committee Member Brody moved to approve the project.

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

Vice-Chair Batnij returned to the dais.

**5. DESIGN REVIEW CASE NO. DRC19-96
2851 SHAKESPEARE DR., (NGUYEN)**

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

Michael Chen, project designer, presented the project and answered questions.

There were no public comments.

Committee Member Lakon expressed support for the project and noted the 12 support letters received for the project.

Vice-Chair Batnij noted that the family room addition was compatible, however she also felt the extension in the back disrupted the development pattern of the neighborhood, recommended reducing the side wing or shifting the massing.

Committee Member Brody expressed support for the project and noted that the custom nature of the homes allowed for variation.

Alternate Committee Member Chou agreed with Vice-Chair Batnij's comments regarding the massing of the addition.

Chair Cheng was able to support the project as proposed.

Committee Member Brody moved to approve the project.

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

Motion failed.

Vice-Chair Batnij moved to continue the project.

Second by Alternate Committee Member Chou. AYES: Committee Member Lakon, Alternate Committee Member Chou, and Chair Cheng. NOES: Committee Member Brody.

6. DESIGN REVIEW CASE NO. DRC20-03
2133 ROANOKE RD., (AGAJANIAN/DEYOUNG)

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

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

John DeYoung, project contractor, spoke and provided a sample of wrought iron material and 3/4" tongue and groove for the proposed gate.

There were no public comments.

It was the consensus of the Committee that the gate was compatible with the home and the neighborhood.

Committee Member Lakon moved to approve the project.

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

Vice-Chair Batnij returned to the dais.

**6. DESIGN REVIEW CASE NO. DRC19-89
1650 LAS FLORES AVE., (CHANG/PAN)**

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

George Chang and Catherine Pan, property owners, presented the project and answered questions.

The following person (s) spoke on the project:
Ms. Hoda Rad, 1640 Las Flores Ave.

Committee Member Lakon and Alternate Committee Member Chou could not support the request due to failure to meet prerequisite.

Committee Member Brody moved to approve the project.

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

**7. DESIGN REVIEW CASE NO. DRC19-51
811 SANTA ANITA AVE., (LU/HAN)**

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

Freeman Han, project architect, presented the project and answered questions.

Tom and Carolyn Lu, property owners, answered questions regarding the project.

It was the consensus of the Committee that the proposed changes and the color scheme were inappropriate for a Cape Cod style home and also expressed concerns over the relocation of the front yard walkway and the rear yard patio cover.

Vice-Chair Batnij Chou moved to continue the project.

Second by Committee Member Lakon. AYES: Committee Member Lakon, Alternate Committee Member Chou, Vice-Chair Batnij, 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 19, 2020 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

A handwritten signature in black ink, appearing to read 'Marlon Cervantes', written over a horizontal line.

MARLON CERVANTES,
ASSISTANT PLANNER