

**CITY OF SAN MARINO**  
**PLANNING COMMISSION AGENDA**

*Ben Lundgren, Chairman*  
*Marcos Velayos, Vice-Chairman*  
*Raymond Cheng*  
*Se-Yao Hsu*  
*Howard Brody*  
*Susan Jakubowski, Alternate*



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City Hall Council Chamber  
2200 Huntington Drive  
San Marino, CA 91108

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**WEDNESDAY, APRIL 27, 2016**  
**7:00 P.M.**  
**CITY HALL**  
**COUNCIL CHAMBERS**  
**2200 HUNTINGTON DRIVE, SAN MARINO, CA**

The City of San Marino appreciates your attendance. Citizens' interest provides the Planning Commission with valuable information regarding issues of the community.

Regular Meetings are held on the 4<sup>th</sup> Wednesday of every month.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (626) 300-0705 at least 48 hours prior to the meeting.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Raymond Cheng, Se-Yao Hsu, Howard Brody, Alternate Susan Jakubowski, Vice-Chairman Marcos Velayos, and Chairman Ben Lundgren

**POSTING OF AGENDA**

The agenda is posted 72 hours prior to each meeting at the following locations: City Hall, 2200 Huntington Drive, the Crowell Public Library, 1890 Huntington Drive and the Recreation Department, 1560 Pasqualito Drive. The agenda is also posted on the City's Website: <http://www.cityofsanmarino.org>

**PUBLIC COMMENTS**

Section 54954.3 of the Brown Act provides an opportunity for members of the public to address the Planning Commission on any item of interest to the public, before or during the Planning Commission's consideration of the item, that is within the subject matter jurisdiction of the Planning Commission.

**PUBLIC HEARINGS**

1. **GENERAL PLAN AMENDMENT FOR THE PROPERTIES LOCATED AT 375 HUNTINGTON DRIVE, 415 HUNTINGTON DRIVE, 475 HUNTINGTON DRIVE, 825 HUNTINGTON DRIVE, 835 HUNTINGTON DRIVE, 2233 HUNTINGTON DRIVE, 1625 CHELSEA ROAD, AND 1635 CHELSEA ROAD**

These properties are currently zoned Residential but are designated as Commercial use on the General Plan Land Use map. The proposed General Plan amendment would correct this discrepancy and provide consistency between the General Plan Land Use Map and Zoning Map. The properties at 2233 Huntington Drive, 1625 Chelsea Road, and 1635 Chelsea Road would be designated as Very Low Density Residential on the General Plan Land Use Map. The properties located at 375 Huntington Drive, 415 Huntington Drive, 475 Huntington Drive, 825 Huntington Drive, and 835 Huntington Drive would be designated as Low Density Residential on the General Plan Land Use Map.

*(Required Action Date: 7-15-16)*

2. **CONDITIONAL USE PERMIT NOS. CUP15-36, CUP16-07, DESIGN REVIEW NOS. DRC15-99, DRC16-23, AND DRC16-24**  
**1470 VIRGINIA ROAD, (CHAN/TYLER)**

This item was continued from the March 23, 2016 meeting. The applicant requests to construct a new single-family residence, a detached three-car garage and a detached one-car garage with a cabana and a bathroom. The proposed structure will exceed the six-bedroom limitation. This requires two Conditional Use Permits and three Design Review actions per City Code Sections 23.02.14, 23.06.05I, 23.15.03B and 23.15.03C.

*(Required Action Date: 7-15-16)*

3. **CONDITIONAL USE PERMIT NO. CUP15-33 AND DESIGN REVIEW NO. DRC15-101**  
**1940 MARINO TERR., (ITO)**

This item was continued from the March 23, 2016 meeting. The applicant requests to construct an addition and remodel to an existing single-story residence. The addition will exceed the maximum allowable lot coverage. This requires one conditional use permit, and a design review action per Sections 23.02.20B and 23.15.03A.

*(Required Action Date: 5-8-16)*

4. **CONDITIONAL USE PERMIT NO. CUP15-38**  
**2285 S. OAK KNOLL AVENUE, (GROHS/COLE)**

The applicant requests to construct a new tennis court with lights. This requires a conditional use permit in accordance with San Marino City Code Sections 23.02.05A.

*(Required Action Date: 6-15-16)*

**5. CONDITIONAL USE PERMIT NO. CUP16-08 AND DESIGN REVIEW NO. DRC15-102  
1280 SHENANDOAH ROAD, (YOUNG)**

The applicant requests to construct new front yard gates, walls and pilasters with lighting fixtures. The proposed front yard gates and walls exceed the maximum allowed opaqueness. This requires one conditional use permit and one design review action pursuant to City Code Section 23.13.04E2 and 23.15.03F.

*(Required Action Date: 6-15-16)*

**OTHER MATTERS****6. CONSIDERATION OF LOEWEN WINDOWS FOR THE PRE-APPROVED WINDOW  
MATERIAL LIST****7. CONSIDERATION OF WINDSOR WINDOWS FOR THE PRE-APPROVED WINDOW  
MATERIAL LIST****8. REQUEST FOR EXTENSION OF THE APPROVALS OF CONDITIONAL USE PERMITS  
CUP14-29 AND CUP14-31, VARIANCE V14-07, AND DESIGN REVIEW DRC14-85  
2405 HUNTINGTON DRIVE****9. MARCH 23, 2016 MEETING MINUTES****ORAL PUBLIC APPEARANCES**

This is the time set aside for any person who desires to be heard on any matters not covered on this agenda. No action is to be permitted except:

1. Catastrophic Emergency as is described by majority vote; or
2. The need for action arose within the last 72 hours as determined by a 4/5 vote.

**PUBLIC WRITINGS DISTRIBUTED**

All public writings distributed by the City of San Marino to at least a majority of the Planning Commission regarding any item on this agenda will be made available at the public counter at the San Marino Center located at 2200 Huntington Drive, San Marino, California.

**ADJOURNMENT**

The next meeting of the Planning Commission is scheduled for Wednesday, May 25, 2016 at 7:00 P.M. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

**APPEALS**

There is a fifteen day appeal period for all applications. All appeals should be filed with the City Clerk. Please contact the City Clerk for further information.