# CITY OF SAN MARINO

# DESIGN REVIEW COMMITTEE AGENDA

Frank Hsu, Chairman
William Dietrick, Vice-Chair
Kevin Cheng
John Dustin
Corinna Wong
Judy Johnson-Brody, Alternate
Chris Huang, Alternate



www.cityofsanmarino.org
(626) 300-0711 Phone
City Hall
Council Chambers
2200 Huntington Drive
San Marino, CA 91108

# WEDNESDAY, FEBRUARY 1, 2017 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 Design Review Committee with valuable information regarding issues of the community.

Regular Meetings are held on the 1<sup>st</sup> and 3<sup>rd</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:** 

Chairman Frank Hsu, Vice-Chair William Dietrick, Kevin Cheng, John Dustin, Corinna Wong, Alternate Judy Johnson-Brody, and Alternate Chris Huang

### **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: <a href="http://www.cityofsanmarino.org">http://www.cityofsanmarino.org</a>

# **PUBLIC COMMENTS**

Section 54954.3 of the Brown Act provides an opportunity for members of the public to address the Design Review Committee on any item of interest to the public, before or during

the Design Review Committee's consideration of the item, that is within the subject matter jurisdiction of the Design Review Committee.

### **PUBLIC HEARINGS**

# 1. <u>DESIGN REVIEW COMMITTEE CASE NO. DRC16-74</u> 677 S. SANTA ANITA AVENUE, (WILEY/CROWDER)

This item was continued from the December 21, 2016 meeting. The applicant requests to construct a second story addition and first floor remodel. (Required Action Date: 03-9-17)

# 2. <u>DESIGN REVIEW COMMITTEE CASE NO. DRC16-82</u> 2260 LORAIN ROAD, (YANG/RAMOS)

The applicant requests to construct a street facing side yard fence and driveway gates. (Required Action Date: 02-20-17)

# 3. DESIGN REVIEW COMMITTEE CASE NO. DRC16-54

2151 LORAIN ROAD, (WANG/JAMES COANE & ASSOCIATES)

The applicant requests to construct a new two-story residence with a detached two-car garage.

(Required Action Date: 02-18-17)

# 4. <u>DESIGN REVIEW COMMITTEE CASE NO. DRC16-50</u> 2159 LORAIN ROAD, (YUAN/JAMES COANE & ASSOCIATES)

The applicant requests to construct a new two-story residence with a detached two-car garage.

(Required Action Date: 02-17-17)

# OTHER MATTERS

# 5. APPROVAL OF MEETING MINUTES FOR DECEMBER 7, 2016.

# **OPEN FORUM**

This is an opportunity for future applicants to informally present preliminary design concepts for feedback from members of the DRC. Comments received are based on members not having visited the site and neighborhood. Therefore, positive comments should not be perceived as preliminary approval of a project but rather as a tool in facilitating a project through the Design Review process. Applications that are on this agenda, as well as those that are not, may be discussed during Open Forum. No more than two DRC members may participate in Open Forum discussions.

# PUBLIC WRITINGS DISTRIBUTED

All public writings distributed by the City of San Marino to at least a majority of the Design Review Committee regarding any item on this agenda will be made available at the Public Counter at City Hall located at 2200 Huntington Drive, San Marino, California.

# **ADJOURNMENT**

The San Marino Design Review Committee will adjourn to the next regular meeting to be held on Wednesday, February 15, 2017 at 7:00 p.m. in the City Hall Council Chamber, 2200 Huntington Drive, San Marino, California.

# **APPEALS**

There is a fifteen day appeal period for all applications. All appeals should be filed with the Planning and Building Department. Please contact the Planning and Building Department for further information.

TO: CHAIRMAN AND MEMBERS OF THE

DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSISTANT PLANNER

DATE: FEBRUARY 1, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-74** 

677 S. SANTA ANITA AVENUE, (WILEY/CROWDER)

Frank Hsu, Chairman

William Dietrick, Vice-Chair

Kevin Cheng

John Dustin

Corinna Wong

Judy Johnson-Brody, Alternate

Chris Huang, Alternate

# PROJECT DESCRIPTION

The applicant proposes to construct an addition to the first and second story and provide exterior modifications to the residence.

# **PROJECT HISTORY**

October 19, 2016 – First hearing before the DRC November 16, 2016 – Second hearing before the DRC December 21, 2016 – Third hearing before the DRC February 1, 2017 – Fourth hearing before the DRC March 9, 2017 – Required action date

# **NEIGHBOR APPROVAL/OBJECTION LETTERS**

Approve - 5 Object - 1 No response - 7

# **DESIGN REVIEW FINDINGS**

Section 23.15.08 of the San Marino City Code states that the DRC shall approve the application if it finds all of the following to be true:

	_		_
Staff can make this finding:	⊠YES	□ NO	□NOT APPLICABLE

1. That the proposed structure is compatible with the neighborhood.

Comments: The proposed second-story addition is compatible with the neighborhood in height, massing, and volume. The scale of the project is appropriate for the neighborhood.

2.	That the proposed structure is designed and will be developed in a manner which balances the reasonable expectation of privacy of persons residing on contiguous properties with the reasonable expectations of the applicants to develop their property within the restrictions of this Code.						
	Staff can make this finding: ⊠YES □NO □NOT APPLICABLE						
	Comments: While the proposed second story balcony overlooks the rear yard, railing is provided on only one side allowing a direct view into the subject rear yard; the other two sides of the balcony are improved with sidewalls that mitigate privacy impact on adjacent neighbors.						
3.	In the case of a building addition, the proposal is compatible with the existing building which includes the rooflines.						
	Staff can make this finding: ⊠YES □NO □NOT APPLICABLE						
	Comments: Staff can find the addition to be compatible with the existing building. The most recent changes to the plan resulted in a symmetrical design as viewed from all sides.						
4.	That the colors and materials are consistent and match the existing building or structure.						
	Staff can make this finding: ⊠YES □NO □ NOT APPLICABLE						
	Comments: The proposed exterior colors and materials are similar to those found on neighboristructures and are consistent with the proposed style. Staff recommends reducing the number exterior lighting fixtures on the garage and the west elevation.						

TO:

CHAIRMAN AND MEMBERS OF THE

DESIGN REVIEW COMMITTEE

BY:

EVA CHOI, ASSISTANT PLANNER

DATE:

**FEBRUARY 1, 2017** 

SUBJECT:

**DESIGN REVIEW CASE NO. DRC16-82** 

2260 LORAIN ROAD, (YANG/RAMOS)



Frank Hsu, Chairman
William Dietrick, Vice-Chair

Kevin Cheng

John Dustin

Corinna Wong

Judy Johnson-Brody, Alternate

Chris Huang, Alternate

# PROJECT DESCRIPTION

The applicant proposes to construct street facing side yard gates and fencing.

# **PROJECT HISTORY**

January 4, 2017 – First hearing before the DRC. The Committee expressed that the gate design was too ornate for the resident and the green mesh behind the wood fence was not in keeping with the standard materials used in the neighborhood.

February 1, 2017 – Second hearing before the DRC

February 20, 2017 – Required action date

# **NEIGHBOR APPROVAL/OBJECTION LETTERS**

Approve - 12 Object - 0

No response - 6

# **DESIGN REVIEW FINDINGS**

San Marino City Code Section 23.13.04G identifies separate design review findings relating to the approval of fence, gates, walls and pilasters. It also states that the Design Review Committee may reduce the maximum permitted height, increase the minimum required setback and decrease the maximum permitted opacity of any fence, gate, pilaster, yard wall or retaining wall located in the *front* yard.

The Design Review Committee may not reduce the maximum permitted height, increase the minimum required setback or decrease the maximum permitted opacity of any fence, gate, yard wall or retaining wall located in a *side* yard adjacent to a street; except, that the Design Review Committee or Commission can increase the minimum setback for a gate providing access to a driveway in order to protect pedestrian or vehicular traffic.

The DRC shall approve the application for the pilasters with lighting fixtures in the front yard if it finds all of the following to be true:

1.	That the proposed fence, gate, pilaster, yard wall or retaining wall is architecturally compatible with the existing residence.						
	Staff can make this finding: ⊠YES □NO □ NOT APPLICABLE						
	Comments: Staff finds the proposed block wall and gates, including the colors and finishes, to be architecturally compatible with the residence. Staff recommends using a semi-transparent woven aluminum mesh in place of the proposed solid sheet metal to minimize the sense of enclosure from the street.						
2.	. That the proposed fence, gate, pilaster, yard wall or retaining wall is consistent with the size and location of fences, gates, pilasters, yard walls and retaining walls on the block on which the property is located.						
	Staff can make this finding: ⊠YES □NO □ NOT APPLICABLE						
	The Municipal Code defines Block as the property abutting on one side of a street and lying between the two (2) nearest intersecting or intercepting streets or between the termination of such street and the nearest intersecting or intercepting street.						
	Comments: The subject property is located at the southeast corner of Lorain-Road and San Marino Avenue. Based on the definition of "Block" and for comparison of street facing gates and fencing, the only corner property on the Block is 2530 Lorain Road, at the intersection of Lorain Road and Del Mar Avenue. The 2530 Lorain Road property is improved with a metal driveway gate and wood fencing. It should be noted that the east side of Del Mar Avenue does not have a sidewalk.						
	Staff finds the proposed driveway and pedestrian gates consistent with the size and location of the only other corner lot on the subject block. Staff can find the block wall and gates to be consistent in size and location along the street front side yard as 2530 Lorain Road.						
3.	That the proposed fence, gate, pilaster, yard wall or retaining wall preserves site lines and is otherwise located in a manner not to create a hazard to pedestrian or vehicular traffic.						
	Staff can make this finding: ⊠YES □NO □ NOT APPLICABLE						
	Comments: The automatic sliding driveway gate is setback three (3) feet from the property line and approximately fifty (50) feet from the centerline of Lorain Road; there is sufficient area for drivers to pull over along the curb of the property while waiting for the gate to open without disrupting oncoming traffic.						
	The proposed side yard fencing will not cause a hazardous condition to pedestrian or vehicular traffic, as it is similar in height to existing planting along the side yard.						

CHAIRMAN AND MEMBERS OF THE

DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSISTANT PLANNER

**FEBRUARY 1, 2017** 

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-54** 

2151 LORAIN ROAD, (WANG/JAMES COANE & ASSOC.)

Frank Hsu, Chairman

William Dietrick, Vice-Chair

Kevin Cheng

John Dustin

Corinna Wong

Judy Johnson-Brody, Alternate

Chris Huang, Alternate

# PROJECT DESCRIPTION

TO:

DATE:

The applicant proposes to demolish existing improvements and construct a two-story residence with a basement and a detached two-car garage.

# ENVIRONMENTAL DETERMINATION

The project involves demolition of a seventy-eight year old, two-story single-family residence and construction of a two-story single-family residence with a basement and a detached two-car garage. There is no architect identified on the original building permit. The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303(a)(c) because the project consists of infill development on a site zoned for residential use, replacing one dwelling unit with one dwelling unit and the project is within an area with available services. . The project complies with the General Plan and zoning codes, no variances or exceptions are required. The property is not registered or identified as a cultural and/or historical resource in published National, State, and local listings.

# **PROJECT HISTORY**

January 18, 2017 – First hearing before the DRC February 1, 2017 – Second hearing before the DRC February 18, 2017 – Required action date

# NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve -1Object - 5 No response – 5 Neither object nor approve - 1

# **RECOMMENDED ACTION**

City policies require that a public notice sign and story poles be installed at the project site at least tenday prior to the public hearing date, and this project failed to comply with these requirements. On February 24, 2017, the project architect submitted a continuance request and provided an explanation for the delay in complying with the public noticing requirements. Based on the above, staff is recommending continuance of the project to the March 15, 2017 meeting and granting a one-time extension for the required action to May 18, 2017.

James V. Coane James V. Coane and Associates 30. North Raymond Ave. #611 Pasadena, CA, 91103 626.584.6922

To the San Marino Design Review Committee,

Dear Commissioners,

The city mandated story poles and notice of public hearing have not been installed at **2151 Lorain Road**. This is due to an unforeseen owner-tenant dispute that can only be resolved through eviction. The eviction process requires at earliest 30 days, but potentially longer. Therefore, we are unable to meet the story pole and notice requirements for the February 1 hearing. For your information, the tenant removed the sign and survey stake markers the first time we put them up on January 9. Unfortunately, the owner and tenant could not come to terms, and three visits from the San Marino Police Department were required to resolve the matter.

Our client unfortunately had to resort to proceed with eviction procedures on the tenant. As such, we are requesting a continuance for the design review hearing for 2151 Lorain Road, DRC16-54, for March 15, and an extension of the required action date on the project for May 18. Please provide a written confirmation regarding this request upon receipt.

Thanks,

James V. Coane



January 24, 2017

Design Review Committee Members Frank Hsu, Chairman William Dietrick, Vice Chair Kevin Chena John Dustin Corina Wong Judy Johnson-Brody, Alternate Chris Huang, Alternate

Agenda February 1, 2017

Proposed New Houses, side by side, at 2151 Lorain Rd. and 2159 Lorain Rd.

Dear Committee Members

At your January 18, 2017 meeting the agenda included:

Item #4 DRC16-54 2151 Lorain Rd.

Item #5 DRC16-50 2159 Lorain Rd.

Both items were continued to your February 1, 2017 meeting.

Several neighbors submitted letters requesting, among other issues, that the 2151 and 2159 homes be discussed together at your DRC meetings.

At your January 18 meeting the architect, James Coane, spoke about a couple of neighborhood meetings and his desire to address the neighbors concerns. Our main objective was, and remains, to review both homes together before DRC.

Several of us spoke at your meeting and again requested the homes be reviewed together. But it is apparent architect James Coane has a different approach. When speaking at your meeting he mentioned receiving several letters requesting the houses at 2151 and 2159 be reviewed together --- and his response was, and I quote "AND I KNOW THAT'S NOT GOING TO HAPPEN".

You may verify on the recording.

It certainly raises my concern about his real sensitivity to our neighborhood issues. Wale C Feller

Respectfully submitted,

Dale L. Pederson - 2140 Lorain Rd., San Marino

TO:

CHAIRMAN AND MEMBERS OF THE

DESIGN REVIEW COMMITTEE

BY:

EVA CHOL ASSISTANT PLANNER

DATE:

**FEBRUARY 1, 2017** 

SUBJECT:

**DESIGN REVIEW CASE NO. DRC16-50** 

2159 LORAIN ROAD, (YUAN/JAMES COANE & ASSOC.)

Frank Hsu, Chairman

William Dietrick, Vice-Chair

Kevin Cheng

John Dustin

Corinna Wong

Judy Johnson-Brody, Alternate

Chris Huang, Alternate

# **PROJECT DESCRIPTION**

The applicant proposes to demolish existing improvements and construct a two-story residence with a basement and a detached two-car garage.

# **ENVIRONMENTAL DETERMINATION**

The project involves demolition of an eighty-two year old, two-story single-family residence and construction of a two-story single-family residence with a basement and a detached two-car garage. The architect of the existing 1935 home is not identified on the original building permit.

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303(a)(c) because the project consists of infill development on a site zoned for residential use, replacing one dwelling unit with one dwelling unit and the project is within an area with available services. The project complies with the General Plan and zoning codes, no variances or exceptions are required. The property is not registered or identified as a cultural and/or historical resource in published National, State, and local listings.

# PROJECT HISTORY

January 18, 2017 – First hearing before the DRC

February 1, 2017 – Second hearing before the DRC

February 17, 2017 – Required action date

# **NEIGHBOR APPROVAL/OBJECTION LETTERS**

Approve - 2

Object - 4

No response - 7

Neither object nor approve - 0

# **STAFF COMMENTS**

The project complies with City's noticing requirements, including public notice mailers, on-site legal posting and story poles. The project is deemed complete; therefore staff recommends the Committee to act on the project. Staff further recommends that the project be continued to a future meeting date for design modifications and that the Committee extends the required action date to May 17, 2017.

# **DESIGN REVIEW FINDINGS**

Section 23.15.08 of the San Marine City Codestates that the DRC shall approve the application if it finds all of the following to be true:

OI I	of the following to be true.					
1.	That the proposed structure is compatible with the neighborhood.					
	Staff can make this finding: □YES □NO □NOT APPLICABLE					
	Comments: The neighborhood comprises of single and two-story homes in various architectural styles. The two story concept is appropriate for the neighborhood, however staff cannot find the structure compatible due to its visual massing and exterior finishes. The proposed complete brice façade will disrupt the existing streetscape for that portion of Lorain Road where structures are complementary to each other and no one structure stands out from the rest on the same block.					
2.	That the proposed structure is designed and will be developed in a manner which balances the reasonable expectation of privacy of persons residing on contiguous properties with the reasonable expectations of the applicants to develop their property within the restrictions of this Code.					
	Staff can make this finding: □YES ⊠NO □NOT APPLICABLE					
	Comment: The second floor balcony facing the rear yard may cause privacy concerns to th cent neighbors.	e adja-				
3.	3. In the case of a building addition, the proposal is compatible with the existing building includes the rooflines.	which				
	Staff can make this finding: □YES □NO ⊠NOT APPLICABLE					
4.	That the colors and materials are consistent and match the existing building or structure.					
	Staff can make this finding: □YES □ NOT APPLICABLE					
	Comments: The colors and materials are consistent throughout the structure. However, the use of brick on all sides of the structure and the slate roof material are not found elsewhere in the legan neighborhood and are not compatible with the neighborhood.					

# PROPOSED RESIDENCE

2159 LORAIN ROAD

BRICK VENEER BRAND: LAKEWOOD BRICK COMPANY COLOR: WELLSHIRE



CLAD WINDOWS
BRAND: MARVIN
COLOR:
STONE WHITE



WOOD RAILING



EXTERIOR SCONCE BRAND: MINKA - LAVERY STYLE IRVINGTON MANOR COLOR: CHELSESA BRONZE





