

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, MARCH 15, 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 1st and 3rd 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: <http://www.cityofsanmarino.org>

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. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-22**
1665 DEL MAR AVENUE, (ZHAO/CHENG)
This item was continued from the February 15, 2017 meeting. The applicant requests to construct a new detached three-car garage and exterior modifications.
(Required Action Date: 05-07-17)
2. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-54**
2151 LORAIN ROAD, (WANG/JAMES COANE & ASSOCIATES)
This item was continued from the February 1, 2017 meeting. The applicant requests to construct a new two-story residence with a detached two-car garage.
(Required Action Date: 05-18-17)
3. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-64**
1300 BEDFORD ROAD, (ZHANG/LAI)
The applicant requests to construct a one-story addition, new three-car garage, new front porch, side yard wall and to make exterior modifications to the house.
(Required Action Date: 05-1-17)
4. **DESIGN REVIEW COMMITTEE CASE NO. DRC17-01**
2021 SHERWOOD ROAD, (SU/SUNSHINE ROOFING)
The applicant requests to make exterior modifications.
(Required Action Date: 04-29-17)
5. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-52**
375 HUNTINGTON DRIVE, (HUNTINGTON LP)
The applicant requests permission to maintain windows that were installed without a permit.
(Required Action Date: 05-1-17)
6. **DESIGN REVIEW COMMITTEE CASE NO. DRC17-03**
1930 MARINO TERRACE, (LEW/PELLEGRINO)
The applicant requests to install a composition roof material.
(Required Action Date: 04-29-17)

OTHER MATTERS

7. **APPROVAL OF MEETING MINUTES FOR FEBRUARY 1, 2017.**

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, April 5, 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.

City of San Marino AGENDA REPORT



Frank Hsu, Chairman

William Dietrick, Vice-Chair

Kevin Cheng

John Dustin

Corinna Wong

Judy Johnson-Brody, Alternate

Chris Huang, Alternate

TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSISTANT PLANNER

DATE: MARCH 15, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-22**
1665 DEL MAR AVENUE, (ZHAO/CHENG)

PROJECT DESCRIPTION

The applicant proposes to construct a new detached three-car garage and exterior modifications to the residence.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(a) and Section 15302 because the project involves interior and exterior alterations, no expansion of an existing single-family dwelling use and replacement and reconstruction of an accessory garage structure.

PROJECT HISTORY

December 21, 2016 – First hearing before the DRC
February 15, 2017 – Second hearing before the DRC
March 15, 2017 – Third hearing before the DRC
May 7, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 7
Object - 0
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:

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

Staff can make this finding: YES NO NOT APPLICABLE

Comments: The exterior modifications and new garage do not alter compatibility with neighboring structures. The proposed combination of stucco and brick façade is common in 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

Comment: Placement and size of new windows will not have 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

- 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: Staff found the proposed exterior colors, materials, and front door design to be complementary of the existing residence. Consistent colors and materials are proposed on the new garage. Due to internal discrepancy of the plan set, staff recommends a condition to ensure the size and design of the wood posts for the front and rear porches are consistent and as shown on Sheet A-6, Detail A.

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSISTANT PLANNER

DATE: MARCH 15, 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

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.

PROJECT HISTORY

January 18, 2017 – First hearing before the DRC

February 1, 2017 – Second hearing before the DRC

March 15, 2017 – Third hearing before the DRC

May 18, 2017 – Required action date

RECOMMENDED ACTION

City policies require that a public notice sign and story poles be installed at the project site at least ten-day prior to the public hearing date, and this project failed to comply with these requirements. Additionally, the architect did not submit new architectural drawings for review. Without the required materials, staff cannot evaluate the proposed project and therefore recommends the DRC to deny the project.

City of San Marino AGENDA REPORT



TO: CHAIRMAN HSU AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: AMANDA MERLO, AICP
ASSOCIATE PLANNER

DATE: MARCH 15, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-64**
1300 BEDFORD ROAD, (ZHANG/LAI)

Frank Hsu, Chairman

William Dietrick, Vice-Chairman

Kevin Cheng

John Dustin

Corinna Wong

Judy Johnson-Brody, Alternate

Chris Huang, Alternate

PROJECT DESCRIPTION

The applicant requests to construct a one-story addition, new three-car garage, new front porch, side yard wall and to make exterior modifications to the house.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (existing facilities).

PROJECT HISTORY

March 15, 2017 – First hearing before the DRC.

May 1, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 8

Object – 0

No response - 2

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:

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

Staff can make this finding: YES NO NOT APPLICABLE

Comments: The proposed massing and location of the one-story addition is compatible with the neighborhood. Dormer windows are typically found on two story houses so staff cannot find that the

dormer windows are compatible with the house or neighborhood. The proposed front yard trellis may compete with the front porch and staff cannot find that it is compatible with the neighborhood.

The proposed three-car garage would be minimally visible from public view and would match the main house. Two other homes in the area appear to have larger accessory structures as well.

- 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: The one-story addition will not impact the neighbors' privacy.

- 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: The addition is compatible with the existing building and utilizes similar details.

- 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 materials and colors are consistent throughout the building, however, staff would recommend the applicant ensure that the new brick veneer can exactly match the existing brick.

Side Yard Wall

The DRC shall approve the application 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: The proposed wall will be finished with stucco to match the house.

- 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

Comments: Two of the corner properties on the block, including the subject property, have walls along the side property line. The other two properties are improved with homes that extend down

the length of the property. Additionally, the Huntington Library is located across the street where there is a perimeter fence along the property line. Provided that the landscape plan is updated to include landscaping within the 18" setback area, staff can find the wall compatible with the neighborhood.

3. **That the proposed fence, gate, pilaster, yard wall or retaining wall preserves sight 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 proposed wall will not create a traffic hazard. The wall will serve to close off the existing driveway entrance and will not impact the neighbor's driveway as there is already a wall adjacent to the driveway.

City of San Marino AGENDA REPORT



Frank Hsu, Chairman

William Dietrick, Vice-Chair

Kevin Cheng

John Dustin

Corinna Wong

Judy Johnson-Brody, Alternate

Chris Huang, Alternate

TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

BY: EVA CHOI, ASSISTANT PLANNER

DATE: MARCH 15, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC17-01**
2021 SHERWOOD ROAD, (SU/SUNSHINE ROOFING)

PROJECT DESCRIPTION

The applicant proposes to modify the exterior material on the residence and the detached garage from wood shake to wood siding. The proposed wood siding, TruWood Siding in 8" Cottage Lap, will have matching color as the two side wings of the residence, which will remain with its current stucco finish.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(a) because the project involves interior and exterior alterations, no expansion of an existing single-family dwelling use.

PROJECT HISTORY

March 14, 2017 – First hearing before the DRC
April 29, 2017 – Required action date

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 9
Object - 0
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:

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

Staff can make this finding: YES NO NOT APPLICABLE

Comment: New exterior material would not alter the compatibility of the structures.

- 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

- 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

- 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 wood siding material and color are compatible with the structures. The wood siding material provides an appropriate contrast to the stucco side wings.

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: AMANDA MERLO, AICP
ASSOCIATE PLANNER

DATE: MARCH 15, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC16-52**
375 HUNTINGTON DRIVE, (HUNTINGTON LP)

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

PROJECT DESCRIPTION

The applicant requests permission to maintain windows that were installed without a permit.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (existing facilities).

PROJECT HISTORY

March 15, 2017 – First hearing before the DRC
May 1, 2017 – Required action date

In late 2013, the windows at the subject property were replaced without permits. The applicant was then informed that a DRC hearing was required because of the change in appearance of the structure. The original windows were steel with clear glass. A DRC application was not received until June of 2016.

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 2
Object – 0
No response - 4

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:

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

Staff can make this finding: YES NO NOT APPLICABLE

Comments: The new windows have a dark frame and very dark tinted glass. Staff cannot find that this is compatible with the residential feel of the building. It is also discouraged by the Commercial Design Guidelines.

- 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

- 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

- 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 windows will be consistent throughout the building.

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
DESIGN REVIEW COMMITTEE

FROM: AMANDA MERLO, AICP
ASSOCIATE PLANNER

DATE: MARCH 15, 2017

SUBJECT: **DESIGN REVIEW CASE NO. DRC17-03**
1930 MARINO TERRACE, (LEW)

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

PROJECT DESCRIPTION

The applicant proposes to install a composition roof material.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (existing facilities).

PROJECT HISTORY

March 15, 2017 – First hearing before the DRC
April 29, 2017 – Required action date

This property currently has permits for an addition and remodel that was approved by the DRC in July of 2016. The project was approved with a Cedarlite roof, but the contractor found that it will be unable to function properly on the low roof slope. The applicant is now proposing to use the CertainTeed Landmark TL composition product in the Shenandoah color, per the Pre-Approved Roof Material List. No local addresses were provided since this is a product found on the Pre-Approved List.

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve – 6
Object – 0
No response - 8

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:

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

Staff can make this finding: YES NO NOT APPLICABLE

Comments: The neighborhood has a variety of roofing materials. The proposed material will be compatible with the modern style house and therefore compatible with 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

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

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 material will be applied throughout the house and the brown color will be complementary to the building colors.

**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
FEBRUARY 1, 2017 - 7:00 P.M.**

CALL TO ORDER Chairman Frank Hsu called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Chairman Frank Hsu, Vice-Chairman William Dietrick, Committee Member John Dustin, Committee Member Kevin Cheng, Committee Member Corinna Wong, Alternate Committee Member Judy Johnson-Brody, Alternate Committee Member Chris Huang.

ABSENT: None.

APPEAL PROCEDURE

Chairman Frank Hsu 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

PUBLIC HEARINGS

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

Committee Member Wong recused herself from this item.

Assistant Planner Choi presented the project and stated staff was in support of the project subject to reducing exterior lighting fixtures on the garage and the west elevation.

Jeff Roberts and George Crowder, project designer and contractor, presented the project and was available for questions.

John Wiley, property owner, addressed the Committee on the progress of the project

There was no public comment.

The Committee thanked the property owner for incorporating comments from prior hearings; felt the project could meet all required findings.

Committee Member Dustin moved to approve the project subject to the following condition:

1. Front of the garage shall have two lighting fixtures.

Second by Vice-Chairman Dietrick. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Alternate Committee Member Johnson-Brody. NOES: None.

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC16-82
2260 LORAIN ROAD, (YANG/RAMOS)**

Assistant Planner Choi presented the report and stated that staff could make all of the required findings with a condition to provide a semi-transparent material in place of the solid sheet metal backing behind the gates.

Julie Ramos, applicant, presented the project and was available for questions.

There was no public comment.

It was the consensus of the Committee that the proposed gates and fencing, majority of which are located behind an existing hedge, are visually attractive and compatible with the residence and the neighborhood.

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

1. Perforated mesh screen shall be provided as the backing behind the gates.

Second by Committee Member Wong. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

**3. DESIGN REVIEW COMMITTEE CASE NO. DRC16-54
2151 LORAIN ROAD, (WANG/JAMES COANE & ASSOCIATES)**

Assistant Planner Choi presented the project and stated the application failed to meet legal noticing requirements by installing a public notice sign and story poles at the property ten-day prior to the hearing date. The applicant has request for a continuance and that the Committee extend the required action date for the project.

James Coane, project architect, provided an explanation for the inability to comply with installing the public notice sign and story poles within the required time.

The following person spoke in opposition of the project:

Dale Pederson, 2140 Lorain Road
Hector Gutierrez, 2235 Ridgeway Road
Bernadette Hotaling, 2080 Lorain Road
Sabrina Kong, 2133 Lorain Road
Adli Batnij, 2141 Lorain Road
Steve Edo, 2130 Sherwood Road
Jordan Sollitto, 2150 Sherwood Road
Christa Lakon, 2340 Coniston Place

It was the consensus of the Committee that the project was not properly notice. The Committee recommended design modifications to address neighbors' concerns on neighborhood compatibility.

Committee Member Wong moved to continue the project to the March 15, 2017 meeting and extend the required action date to May 18, 2017.

Second by Vice-Chairman Dietrick. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

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

Assistant Planner Choi presented the project and stated staff could not make all of the required findings.

James Coane, project architect, presented the project and was available for questions.

The following person spoke in opposition of the project:

Emily Burke, 2160 Lorain Road
Joyce Batnij, 2141 Lorain Road
James Fisk, 190 Lorain Road
Susan Aledort, 2150 Lorain Road
John Wolf, 2120 Lorain Road
Jennifer Giles, 2290 Lorain Road
Eldon Swanson, 2170 Lorain Road
Dale Pederson, 2140 Lorain Road, read letter from Helen Chang of 1725 Westhaven Road into the record
Sabrina Kong, 2133 Lorain Road
George Hotaling, 2080 Lorain Road
Gabriel Batnij, 2140 Lorain Road
Adli Batnij, 2141 Lorain Road
Ms. Ramirez, local real estate professional
Kelly Ryan, 2115 Lorain Road

It was the consensus of the Committee that the proposed new residence was not compatible with the legal neighborhood and its immediate neighbors primarily due to excessive visual massing, scale, and privacy concerns from a large second-story balcony. The Committee stated that it would take a substantial redesign of the project in order to achieve the high level of architectural standards expected in the community.

Vice-Chairman Dietrick moved to deny the project. Second by Committee Member Dustin. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

OTHER ITEMS

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

Committee Member Dustin moved to approve the December 7, 2016 minutes as corrected. Second by Vice-Chairman Dietrick. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

OPEN FORUM

ADJOURNMENT

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, February 15, 2017 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

AMANDA MERLO,
ASSOCIATE PLANNER