

**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
FEBRUARY 17, 2016 - 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Chairman Bharat Patel, Vice-Chairman Frank Hsu, Committee Member Strefan Fauble, Committee Member William Dietrick, Committee Member Kevin Cheng, Alternate Committee Member John Dustin and Alternate Committee Member Corinna Wong.

APPEAL PROCEDURE

Chairman Bharat Patel gave an explanation of the Design Review Committee procedures and explanation of the fifteen-day appeal procedure to the member of the audience.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARINGS

**1. DESIGN REVIEW COMMITTEE CASE NO. DRC15-104
1259 SHERWOOD ROAD, (SUN/ZHANG)**

Planning Intern Quiroz presented the staff report for this item and answered questions.

Mark Zhang, contractor, presented the project and answered questions.

The Committee Members viewed the window sample and asked questions.

There was no public comment.

It was the consensus of the Committee that the project met all required findings and the windows would be consistent with the existing window treatment.

Vice-Chairman Hsu moved to approve the project as submitted. Second by Committee Member Cheng. AYES: Chairman Patel, Vice-Chairman Hsu, Committee Member Fauble, Committee Member Dietrick, and Committee Member Cheng. NOES: None.

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC15-96
1827 VIRGINIA ROAD, (ZHOU/XIAO)**

Associate Planner Merlo presented this project.

Feng Xiao, architect, presented the project and answered questions.

There were no public comments.

It was the consensus of the Committee that the proposed project was architecturally compatible with the existing house and with certain modifications, the project can meet all of the required findings.

Committee Member Fauble moved to approve the project subject to the following conditions:

1. The height of the second story deck wall shall be lowered to six (6) feet.
2. The proposed lights on the second story deck shall be eliminated or lowered to below the height of the privacy wall.
3. The new rear yard light fixtures shall have a maximum of 100 lumens.

Second by Vice-Chairman Hsu. AYES: Chairman Patel, Vice-Chairman Hsu, Committee Member Fauble, Committee Member Dietrick, and Committee Member Cheng. NOES: None.

**3. MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC14-39
1713 VIRGINIA ROAD, (1713 VIRGINIA, LLC/COLE)**

Associate Planner Merlo presented the staff report for this item and answered questions.

Kevin Cole, contractor, presented the project and answered questions.

The following people spoke in opposition to the application:

Allen Wu, 1718 Warwick Road
Tina Mar, 1725 Virginia Road
Dale Pederson, 2140 Lorain Road
Michelle Lumley, 420 Pilgrim Place

Committee Member Dietrick stated that he could not support the additional height.

Committee Member Fauble stated that he felt the project could meet the required findings since the proposal does not appear massive and the additional height will not affect the neighbors' privacy.

Committee Member Cheng stated he felt the project should match the originally approved DRC plan.

Alternate Committee Member Wong stated she felt the structure was massive. The neighbors' comments indicated that height was a previous concern to them and still is, so the approved height should be maintained.

Alternate Committee Member Dustin stated that since the height was a concern originally with this project, the error needs to be corrected.

Chairman Patel stated that it is not clear cut when it comes to how height is measured. He stated that since the height was an issue with the neighbors initially, he cannot approve the proposal.

Vice-Chairman Hsu moved to deny the project. Second by Committee Member Dietrick. AYES: Chair Patel, Vice-Chairman Hsu, Committee Member Cheng, and Alternate Committee Member Dustin. NOES: Committee Member Fauble.

OTHER ITEMS

4. CONSIDERATION OF LOEWEN WINDOWS FOR THE PRE-APPROVED WINDOW MATERIAL LIST.

Steve Luczy, representative from Loewen Windows, presented the product and showed a window sample to the Committee Members.

The Committee Members viewed the sample and discussed the project with Mr. Luczy.

There were no public comments.

It was the consensus of the Committee that this was a quality product and they recommended that the Planning Commission consider the product for the Pre-approved Window Material List.

Committee Member Fauble moved to recommend the Planning Commission consider Loewen Windows for the Pre-approved Window Material List. Second by Committee Member Cheng. AYES: Chairman Patel, Vice-Chairman Hsu, Committee Member Fauble, Committee Member Dietrick, and Committee Member Cheng. NOES: None.

5. APPROVAL OF MEETING MINUTES FOR SEPTEMBER 2, 2015, AND FEBRUARY 3, 2016.

Committee Member Fauble moved to approve the minutes as amended. Second by Committee Member Cheng. AYES: Chairman Patel, Vice-Chairman Hsu, Committee Member Fauble, Committee Member Dietrick, and Committee Member Cheng. NOES: None.

OPEN FORUM

ADJOURNMENT

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, March 2, 2016 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



AMANDA MERLO,
ASSOCIATE PLANNER