

**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
MARCH 2, 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. DRC15-68
2385 CONISTON PLACE, (LEE/LIMA)**

Planning Intern Quiroz presented the project and answered questions from the Committee regarding the Committee's role in evaluating fountain, fire pit and landscape lighting in the yard.

Walter Lima, project representative, presented the project and answered questions from the Design Review Committee regarding the revised design.

The Design Review Committee complemented the revised design and thanked the designer for incorporating the Committee's comments from the prior meeting.

There were no public comments.

Alternate Committee Member Dustin raised concern with the amount of lumens emitting from the four lighting fixtures proposed on the roof deck. Chairman Patel concurred with the lighting concern that it may cause privacy and lighting pollution impacts to adjacent neighbors.

It was the consensus of the Committee that the project is now compatible with the neighborhood and with the structure itself.

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

1. The total amount of lumens on the roof deck shall not exceed 1820 lumens by either reducing the wattage of each fixture or by reducing the total number of fixture.

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

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC15-91
1300 WAVERLY ROAD, (TUNG/LAPPAS)**

Committee Member Dietrick lives within 500 feet of the project site and Alternate Committee Member Wong has potential conflict of interest, both Members recused themselves from deliberation and voting of this item.

Planning Intern Quiroz presented the project.

Andrea Lappas, project architect, and property owners, Jeffrey Tung and Tai Lee Daly Chin, presented the revised project and answered questions from the Design Review Committee.

The following person spoke on the project:

Dale Pederson, 2140 Lorain Road

After discussing the project, it was the consensus of the Committee that the revised design is approvable, however the Committee is concerned that the air conditioning condensers and the tankless water heater may be visible from Euston Road and that the proposed landscaping may not be sufficient to screen the mechanical devices.

Vice-Chairman Hsu moved to approve the project subject to the following condition:

1. Air conditioning condensers and tankless water heater shall be relocated behind the side yard gate, between the garage and bedroom #4.

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

**3. DESIGN REVIEW COMMITTEE CASE NO. DRC15-107
2630 LORAIN ROAD, (TANG)**

Assistant Planner Choi presented the staff report.

Jimmy L. Gutierrez, representative of the property owners, introduced himself, presented the project's color and material board and answered questions from the Design Review Committee.

The following persons spoke on the project:

Caroline Morris, 2615 Lorain Road
Dale Pederson, 2140 Lorain Road

After discussing the project, the Committee agreed that the project plans lack design details such as gate and lighting designs. It was the consensus of the Committee that the project is not ready for approval as presented.

Committee Member Fauble moved to continue the project to the April 6, 2016 meeting. Second by Chair Patel. AYES: Chair Patel, Vice-Chairman Hsu, Committee Member Fauble, Committee Member Cheng, and Alternate Committee Member Dustin. NOES: None.

**4. DESIGN REVIEW COMMITTEE CASE NO. DRC16-08
2070 LORAIN ROAD, (GLENN/JAMES V. COANE & ASSOC.)**

Assistant Planner Choi presented the staff report.

Monica Plata, project representative from the architect's office, answered questions from the Design Review Committee.

There were no public comments at this time.

Committee Member Fauble moved to approve the modification request as submitted. Second by Committee Member Dietrick. AYES: Chair Patel, Committee Member Fauble, Committee Member Dietrick, and Alternate Committee Member Wong. NOES: Committee Member Cheng.

OTHER ITEMS

5. APPROVAL OF MEETING MINUTES FOR FEBRUARY 17, 2016.

The Design Review Committee approved the meeting minutes for February 17, 2016 as submitted.

Committee Member Fauble moved to approve the minutes as submitted. Second by Vice-Chairman Hsu. AYES: Chair 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 16, 2016 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



AMANDA MERLO,
ASSOCIATE PLANNER