

**REGULAR MEETING
OF THE SAN MARINO PLANNING COMMISSION
APRIL 27, 2016 - 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

ROLL CALL **PRESENT:** Chairman Ben Lundgren, Vice-Chairman Marcos Velayos, Howard Brody, Raymond Cheng, Alternate Susan Jakubowski

ABSENT: Se-Yao Hsu

PUBLIC COMMENTS

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**

Planning and Building Director Cervantes presented the staff report for this item.

The following people spoke about the project:

Thomas Siciliano, 375 Huntington Drive, in opposition
Michele Lumley, 420 Pilgrim Place, in favor

Commissioner Brody stated that the purpose of this request was to correct an inconsistency and not to change the use of these properties. He was able to support the staff recommendation.

The other Commissioners agreed.

Vice-Chairman Velayos moved to recommend to the City Council the proposed changes to the General Plan Land Use Map. Seconded by Commissioner Cheng. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

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

Assistant Planner Choi presented the report for this item.

Robert Tyler and Javier Gonzales, architects, and Peyton Hall, historic preservation consultant, presented the project and answered questions.

The following people spoke in opposition to the project:

Fran Benuska, 2410 Coniston Place
Michelle Lumley, 420 Pilgrim Place

The Committee felt the project needed further design modifications. Based upon evidence submitted at the hearing, the Planning Commission also requested that the applicant submit a historic resources report for the existing house.

Commissioner Cheng moved to continue the project to the meeting of June 27, 2016. Second by Chairman Velayos. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

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

Assistant Planner Choi presented the staff report for this item.

Tanya Cooper, applicant, presented the project.

There was no public comment.

The Planning Commission felt all of the required findings could be met for this application as the proposed addition does not alter the street-view of the house and does not contribute to additional mass on the structure.

Chairman Velayos moved to approve the project as submitted. Second by Commissioner Cheng. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

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

Associate Planner Merlo presented the staff report for this item.

Kevin Cole, applicant, presented the project.

The following person spoke about the project:

Michelle Lumley, 420 Pilgrim Place

Commissioner Cheng stated he could support the project if all code requirements are met.

Commissioner Brody stated he could support the project if appropriate tall landscaping was installed to protect the neighbors.

Alternate Commissioner Jakubowski stated she could only support the project with appropriate landscaping.

Chairman Velayos stated he struggled with whether or not to approve the lighting as the surrounding lots were smaller. He also wanted to see an analysis of the noise generated by the light fixtures.

Chairman Lundgren stated he could approve the tennis court provided that the lighting is shielded and landscaping installed.

Commissioner Brody moved to approve the project subject to the following conditions:

1. Thirty-six inch (36") box Carolina Cherry plants or similar tall, dense hedge plants, shall be planted adjacent to each other and maintained along the rear property line in an effort to screen the court fencing.
2. No tennis court lighting is permitted.

Commissioner Brody moved to approve the project as submitted. Seconded by Commissioner Cheng. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

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

Assistant Planner Choi presented the staff report for this item.

Lauren Young, owner, and Jordan Eckerling, landscape designer, presented the project.

There was no public comment.

It was the consensus of the Planning Commission that the proposed wall detracts from the architecture of the house and goes against the Design Guidelines. It is also not consistent with other fences, walls, or gates in the neighborhood.

Commissioner Brody moved to deny the project. Second by Commissioner Cheng. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

OTHER MATTERS

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

Associate Planner Merlo stated that the applicant was unable to attend and requested to present the product at the May 25, 2016 Planning Commission meeting.

Alternate Commissioner Jakubowski moved to continue the application to the meeting of May 25, 2016. Second by Commissioner Cheng. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

7. CONSIDERATION OF WINDSOR WINDOWS FOR THE PRE-APPROVED WINDOW MATERIAL LIST

Joel Hays and Brian Downing, Windsor Windows representatives, presented the product to the Planning Commission.

It was the consensus of the Planning Commission to not recommend this product for the Pre-Approved Window Material List until additional information regarding the new product line is received.

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

Commissioner Cheng moved to extend the project approval for one year. Second by Commissioner Brody. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

9. MARCH 23, 2016 MEETING MINUTES

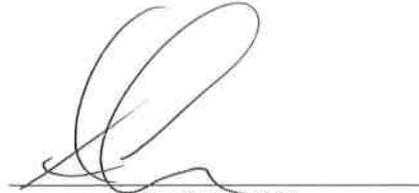
Chairman Velayos moved to approve the minutes as amended. Second by Commissioner Cheng. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

PUBLIC COMMENT

Andrew Fishman, spoke in objection to his neighbor's construction project at 615 San Marino Avenue. He objected to the process and setback of the addition.

ADJOURNMENT

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, May 25, 2016 in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line extending to the right.

ALDO CERVANTES,
SECRETARY