

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

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

PLEDGE OF ALLEGIANCE

ROLL CALL **PRESENT:** Vice-Chairman Velayos, Raymond Cheng, Howard Brody, Se-Yao Hsu, Susan Jakubowski, Alternate Bharat Patel

PUBLIC COMMENTS

1. REORGANIZATION OF THE PLANNING COMMISSION AND OATH OF OFFICE

Commissioner Brody nominated Vice-Chairman Velayos for Chairman and Alternate Commissioner Jakubowski as Vice-Chair. Second by Commissioner Hsu. AYES: Vice-Chairman Velayos, Commissioner Cheng, Commissioner Brody, Commissioner Hsu, Alternate Commissioner Jakubowski. NOES: None.

Planning and Building Director Cervantes administered the oath of office to new Alternate Commissioner Bharat Patel, and to returning Commissioners Hsu, Cheng, and Jakubowski.

PUBLIC HEARINGS

**2. APPEAL OF DESIGN REVIEW NO. DRC15-107
2630 LORAIN ROAD, (TANG)**

Alternate Commissioner Patel recused himself from this hearing due to acting on it at the DRC level.

Associate Planner Merlo presented the staff report for this item. She provided information regarding the certificate of compliance and appeal procedures that were requested by the Planning Commission at the previous hearing.

The following appellants spoke in opposition of the project:

Dale Pederson, 2140 Lorain Road

John Ryan, 1385 Bellwood Road

Laurie Barlow, 2434 Sherwood Road

Michele Lumley, 420 Pilgrim Place

Shirley Jagels, 1404 Wilson Avenue, spoke in opposition of the project and also stated there may be historical significance to the existing home.

Francis Tang, property owner, presented the project and answered questions.

The following person spoke about the project:

Rich Haserot, 2365 Sherwood Road, in opposition

Commissioner Brody stated the project is not a Cape Cod design and he did not think the applicant's goals could be accomplished with this design. He would be in support of granting the appeal.

Commissioner Hsu stated he was in favor of a continuance.

Commissioner Cheng stated that the design failed because the varying ceiling heights drove the exterior appearance. The proposed size and floor plan could not be accommodated in the Cape Cod style. He noted the proposal is taller and narrower than others in the neighborhood. He was in favor of granting the appeal.

Vice-Chair Jakubowski agreed with Commissioner Cheng. She did not think the house fit in the neighborhood and felt a one-story design would be more appropriate. She felt it was a poor design and would set a dangerous precedent for the homes to the west of the wash.

Chairman Velayos agreed that there is a different neighborhood character on either side of the wash. He felt the proposed height was not compatible with the neighborhood and that the ratio of height to width was also not compatible. He also noted that the project would result in the second highest livable area to lot ratio. He did not find the design consistent with itself.

Commissioner Brody moved to grant the appeal and deny the project. Second by Vice-Chair Jakubowski. AYES: Chairman Velayos, Vice-Chair Jakubowski, Commissioner Cheng, Commissioner Brody, Commissioner Hsu. NOES: None.

**3. VARIANCE NOS. V16-04, V16-06, V16-08, CONDITIONAL USE PERMIT NOS. CUP16-12, CUP16-18, AND DESIGN REVIEW NO. DRC16-35
1900 MONTROBLES PLACE, (REED)**

Associate Planner Merlo presented the staff report for this item.

Christopher Reed, owner, presented the project and answered questions.

The following people spoke about the project:

Joseph and Celia Wong, 1906 Montroble Place, in opposition

Dale Pederson, 2140 Lorain Road, in opposition to a portion of the project

George Romero, 1914 Montroble Place, in support

It was the consensus of the Planning Commission that the project could not meet the required findings and that the applicant should consider redesigning the project.

Commissioner Hsu moved to continue the project to the meeting of August 24, 2016. Seconded by Commissioner Cheng. AYES: Chairman Velayos, Vice-Chair Jakubowski, Commissioner Cheng, Commissioner Brody, Commissioner Hsu. NOES: None.

**4. CONDITIONAL USE PERMIT NO. CUP16-17 AND DESIGN REVIEW NO. DRC16-28
2465 MONTEREY ROAD, (MAYERS)**

Planning and Building Director Cervantes presented the report.

Xandro Mayers, owner, stated he agreed with the staff report.

The following people spoke in support of the project:

Mr. & Mrs. Louie, 2425 Monterey Road

It was the consensus of the Planning Commission that the project could meet all of the required findings because it was a seamless addition that was compatible with the neighborhood.

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

**5. CONDITIONAL USE PERMIT NO. CUP16-09
1690 LAS FLORES AVENUE, (MO)**

Assistant Planner Choi presented the staff report to the Planning Commission.

Mr. Mo, owner, presented the project.

The following person spoke about the project:

Michael Blalock, 1685 Euclid, asked questions about the potential use of the space. Staff and the owner assisted in answering his questions and showing him the plans.

It was the consensus of the Planning Commission that the project met the required findings for approval as it would not be a detriment to surrounding homes.

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

**6. AMENDMENT TO CHAPTER 23 OF THE CITY CODE (ZONING CODE)
RELATING TO WATER EFFICIENT LANDSCAPING**

Associate Planner Merlo presented the staff report and answered questions about the ordinance.

There were no public comments.

It was the consensus of the Planning Commission to recommend the Council proceed with adoption of the ordinance as written.

Commissioner Cheng moved to approve the resolution. Second by Commissioner Hsu. AYES: Chairman Velayos, Vice-Chair Jakubowski, Commissioner Cheng, Commissioner Brody, Commissioner Hsu. NOES: None.

OTHER MATTERS

**7. PROJECT STATUS REPORT
1001 ROSALIND ROAD, (ZHONG)**

Staff presented a project status report to the Planning Commission. The Planning Commission received and filed the report.

PUBLIC COMMENT

ADJOURNMENT

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, August 24, 2016 in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



ALDO CERVANTES,
SECRETARY