

**REGULAR MEETING  
OF THE SAN MARINO PLANNING COMMISSION  
AUGUST 24, 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, Se-Yao Hsu

**ABSENT:** Howard Brody, Susan Jakubowski

**PUBLIC COMMENTS**

**PUBLIC HEARINGS**

**1. 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.

Chris Reed, owner, and Tom Kaiser, architect, presented the project. They also read portions of a letter of support from the neighbor at 1831 Montrobles.

The following people spoke in opposition of the project:

Joseph and Cecilia Wong, 1906 Montrobles Place  
Dale Pederson, 2140 Lorain Road

The applicants indicated they would prefer to have the Planning Commission vote on the project rather than consider a continuance.

The Planning Commissioners and applicants discussed the project and potential alternatives. It was the consensus of the Planning Commission that there were other options available for expanding the garage that would reduce the number of the requested variances.

Commissioner Hsu stated that the applicant did not make changes to the project from last month's hearing and he cannot make the findings for approval.

Commissioner Cheng agreed.

Chairman Velayos stated that he could not make the "unique lot" finding for this variance. Although the lot is small, he could not find that there was any evidence that the applicant would be deprived of a reasonable utilization of their property.

Commissioner Hsu moved to deny Variances V16-04, V16-06, V16-08, Conditional Use Permits CUP16-12, CUP16-18, and Design Review DRC16-35. Second by Commissioner Cheng. AYES: Chairman Velayos, Commissioner Cheng, Commissioner Hsu. NOES: None.

**2. CONDITIONAL USE PERMIT NO. CUP16-15  
1477 OLD MILL ROAD, (YANG/SANTANA)**

Planning and Building Director Cervantes presented the report.

Alvin Chen, owner's representative, presented the project.

The following people spoke about the project:

Shirley Jagels, 1404 Wilson Ave., asked if Mr. Chen was the owner or owner's representative.

Mr. Chen stated he was the owner's representative.

It was the consensus of the Planning Commission that the project could meet the required findings as there is no additional square footage proposed.

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

**3. CONDITIONAL USE PERMIT NO. CUP16-05 AND DESIGN REVIEW NO. DRC16-36  
2335 ADAIR STREET, (WALKER/NE CONSTRUCTION)**

Assistant Planner Choi presented the staff report.

Nick Engelman, applicant, and Mr. & Mrs. Walker, owners, presented the project and answered questions.

There were no public comments.

It was the consensus of the Planning Commission that there were design changes that needed to be made to the project and that it was not yet ready for approval.

Commissioner Hsu moved to continue the project to the meeting of September 28, 2016. Seconded by Commissioner Cheng. AYES: Chairman Velayos, Commissioner Cheng, Commissioner Hsu. NOES: None.

**4. CONDITIONAL USE PERMIT NO. CUP16-13  
2580 LORAIN ROAD, (LIU/XU)**

Assistant Planner Choi presented the staff report.

Antonio and Priscilla Liu, owners, and Michael Robey, designer, presented the project.

The following person spoke about the project:

Shirley Jagels, 1404 Wilson Ave., was in support of the project but was concerned about the nearby tree.

It was the consensus of the Planning Commission that the project was well designed and matches the existing home. They felt it could meet the required findings for approval.

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

**OTHER MATTERS**

**5. DESIGN REVIEW NOS. DRC15-99 AND DRC16-23  
1470 VIRGINIA ROAD RESOLUTION OF FINDINGS**

Commissioner Hsu moved to approve the resolution as proposed. Seconded by Commissioner Cheng. AYES: Chairman Velayos, Commissioner Cheng, Commissioner Hsu. NOES: None.

**6. DESIGN REVIEW NO. DRC15-107  
2630 LORAIN ROAD RESOLUTION OF FINDINGS**

Commissioner Cheng moved to approve the resolution as proposed. Seconded by Commissioner Hsu. AYES: Chairman Velayos, Commissioner Cheng, Commissioner Hsu. NOES: None.

**7. CONDITIONAL USE PERMIT NOS. CUP15-19, CUP15-30, AND DESIGN  
REVIEW NOS. DRC15-37 AND DRC15-76  
1750 CHELSEA ROAD EXTENSION REQUEST**

Commissioner Hsu moved to approve the extension for one year, with a new expiration date of 11/24/17. Seconded by Commissioner Cheng. AYES: Chairman Velayos, Commissioner Cheng, Commissioner Hsu. NOES: None.

**8. JUNE 22, 2016 AND JULY 27, 2016 MEETING MINUTES.**

Commissioner Hsu moved to approve the June 22, 2016 minutes as submitted. Seconded by Commissioner Cheng. AYES: Chairman Velayos, Commissioner Cheng, Commissioner Hsu. NOES: None.

Commissioner Cheng moved to approve the July 27, 2016 minutes as submitted. Seconded by Commissioner Hsu. AYES: Chairman Velayos, Commissioner Cheng, Commissioner Hsu. NOES: None.

**PUBLIC COMMENT**

**ADJOURNMENT**

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, September 28, 2016 in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



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ALDO CERVANTES,  
SECRETARY