

**REGULAR MEETING
OF THE SAN MARINO PLANNING COMMISSION
SEPTEMBER 28, 2016 - 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

ROLL CALL **PRESENT:** Chairman Marcos Velayos, Vice-Chair Susan Jakubowski, Se-Yao Hsu, Howard Brody

ABSENT: Raymond Cheng

PUBLIC COMMENTS

Mayor Allan Yung thanked the Planning Commission for their service and reminded them of their responsibilities as Commissioners.

PUBLIC HEARINGS

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

Assistant Planner Choi presented the report and recommended approval subject to certain conditions.

Ruth and Donald Walker, owners, presented the project.

The following person spoke about the project:

Eddie Liao, 2345 Adair Street, stated he was concerned about noise and privacy.

Mr. Walker responded to his concerns.

Commissioner Brody stated that he agreed with staff's recommendation regarding the height of the pool house. He did not find the roof deck and staircase compatible with the house or neighborhood. He stated he could approve the project subject to the conditions found in the report.

The other Commissioners agreed.

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

1. The detached pool house shall not exceed fourteen (14) feet in height.
2. The roof deck and the spiral staircase shall be eliminated from the project.
3. The applicants shall work with staff to provide a roof structure that is architecturally compatible with existing structures on the property.

Second by Vice-Chair Jakubowski. AYES: Chairman Velayos, Vice-Chairman Jakubowski, Commissioner Brody, Commissioner Hsu. NOES: None.

**2. CONDITIONAL USE PERMIT NOS. CUP16-23 AND CUP16-24, AND DESIGN REVIEW NOS. DRC16-68 AND DRC16-71
2000 HUNTINGTON DRIVE, (LA CIENEGA COMPANY, LLC/DAHL ARCHITECTS, INC.)**

Planning and Building Director Cervantes presented the report and recommended a continuance.

Steve Dahl, architect, presented the project and answered questions.

The following people spoke about their concerns relating to the impacts of the project:

John Wolf, 1496 Bedford Rd.
Kathy Wolf, 1496 Bedford Rd.
Peggy Lee Wright, 1635 Bedford Rd.
Michelle Lumley, 420 Pilgrim Pl.
Lee & John Shao, 1615 Bedford Rd.
Tom Yeh, 1620 Bedford Rd.
Regina Yeh, 1620 Bedford Rd.
Jack Wang, 1620 Bedford Rd.
Eric Lin, 1640 Bedford Rd.
Jennifer Giles, 2290 Lorain Rd.
Edward Anderson, representing residents at 1620 Bedford Rd.
Jason Lai, 1645 Bedford Rd.

It was the consensus of the Planning Commission that further research and analysis was required regarding the potential impacts of the development including traffic, noise, and safety. The Planning Commission also felt design changes were needed.

Commissioner Brody moved to continue the project to the meeting of November 22, 2016. Seconded by Commissioner Hsu. AYES: Chairman Velayos, Vice-Chairman Jakubowski, Commissioner Brody, Commissioner Hsu. NOES: None.

**3. CONDITIONAL USE PERMIT NOS. CUP16-14 AND CUP16-19
1555 WILSON AVENUE, (THOKE/TOM NOTT, AIA)**

Assistant Planner Choi presented the staff report and recommended denial.

Tom Nott, architect, and Claire Thoke, owner, presented the project.

There were no public comments.

Vice-Chair Jakubowski stated that she could not support an accessory structure of 1,100 square feet on this property and she was also concerned about the precedent that may be set. She was unable to meet the required findings for approval.

The other Planning Commissioners agreed that the findings could not be met.

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

OTHER MATTERS

4. PUBLIC NUISANCE

1435 SAN GABRIEL BOULEVARD, (GLOGER)

Planning and Building Director Cervantes presented the report.

Vice-Chair Jakubowski moved to approve the resolution with the addition of the language that the house shall be secured immediately. Second by Commissioner Brody. AYES: Chairman Velayos, Vice-Chairman Jakubowski, Commissioner Brody, Commissioner Hsu. NOES: None.

5. PROJECT STATUS REPORT

1001 ROSALIND ROAD, (ZHONG)

Commissioner Hsu moved to receive and file the report. Second by Commissioner Brody. AYES: Chairman Velayos, Vice-Chairman Jakubowski, Commissioner Brody, Commissioner Hsu. NOES: None.

6. 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 RESOLUTION OF FINDINGS**

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

7. AUGUST 24, 2016 MEETING MINUTES.

Commissioner Hsu moved to approve the August 24, 2016 minutes as submitted. Seconded by Commissioner Hsu. AYES: Chairman Velayos, Vice-Chairman Jakubowski, Commissioner Brody, Commissioner Hsu. NOES: None.

PUBLIC COMMENT

ADJOURNMENT

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, October 26, 2016 in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



ALDO CERVANTES,
SECRETARY