

**REGULAR MEETING  
OF THE SAN MARINO PLANNING COMMISSION  
JANUARY 25, 2017 - 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, Raymond Cheng, Howard Brody, Se-Yao Hsu, Alternate Commissioner James Oakazaki

**ABSENT:** Vice-Chair Susan Jakubowski

**PUBLIC HEARINGS**

1. **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.)**

The applicant submitted a request for withdrawal of this project. The Planning Commission received and filed the request.

2. **CONDITIONAL USE PERMIT NO. CUP16-31**  
**2154 HUNTINGTON DRIVE, (DATWYLER)**

Associate Planner Merlo presented the project and stated staff was in support of the proposed use.

Christ Datwyler, property owner, and Toan Nguyen, applicant, presented the project and answered questions.

There was no public comment.

The Planning Commission agreed with staff's findings. It was the consensus of the Planning Commission that the project met all of the required findings since there would be ample parking and it would not negatively impact surrounding uses.

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

1. All staff shall park in the on-site parking lot.

Seconded by Commissioner Cheng. **AYES:** Chairman Velayos, Commissioner Brody, Commissioner Cheng, Commissioner Hsu, Alternate Commissioner Okazaki.  
**NOES:** None.

3. CONDITIONAL USE PERMIT NOS. CUP16-25, CUP16-27, AND DESIGN REVIEW NO. DRC16-72  
1100 AVONDALE ROAD, (YEH)

Associate Planner Merlo presented the report and stated staff could not make the required findings for approval and recommended a continuance so the applicant could reduce the size of the project.

James Coane, architect, presented the project and answered questions.

The following person spoke about the project:

Dale Pederson, 2140 Lorain Road, spoke about the usage of the space

It was the consensus of the Planning Commission that the project could meet the required CUP and Design Review findings. They agreed that the concept of the garage was appropriate and would not be detrimental to the neighbors provided it was for vehicle storage only, not daily usage. They also agreed that the addition to the house was compatible with the existing house and neighborhood.

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

1. Prior to permit issuance, provide a detailed construction schedule and construction management plan for submission to the Planning Commission. At that time, the Planning Commission may require construction progress updates to be presented to the Planning Commission throughout the construction of the project.
2. The subterranean garage area shall be property ventilated and all ventilation equipment shall be screened with landscaping.
3. Privacy landscaping shall be planted along the common property line between 1100 and 1060 Avondale Road to be mutually agreed to by the property owners.
4. An approved grading, drainage, and erosion control plan shall be required prior to permit issuance for the construction of the addition and garage.
5. The subterranean garage shall not be used as an active garage and shall be used only for vehicle storage and show room purposes. No auto repair or servicing is allowed and there shall be no automobile service devices in the garage. A covenant and agreement shall be recorded against the property which incorporates this condition of approval.

Second by Commissioner Hsu. AYES: Chairman Velayos, Commissioner Brody, Commissioner Cheng, Commissioner Hsu, Alternate Commissioner Okazaki.  
NOES: None.

**OTHER MATTERS**

**4. MEETING MINUTES OF OCTOBER 26, 2016**

Commissioner Cheng moved to approve the minutes as submitted. Second by Commissioner Brody. AYES: Chairman Velayos, Commissioner Brody, Commissioner Cheng, Commissioner Hsu, Alternate Commissioner Okazaki. NOES: None.

**PUBLIC COMMENT**

**ADJOURNMENT**

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, February 22, 2017 in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



ALDO CERVANTES,  
SECRETARY