

CITY OF SAN MARINO
PLANNING COMMISSION AGENDA

Ben Lundgren, Chairman
Marcos Velayos, Vice-Chairman
Raymond Cheng
Se-Yao Hsu
Howard Brody
Susan Jakubowski, Alternate



www.cityofsanmarino.org
(626) 300-0711 Phone
(626) 300-0716 Fax
City Hall Council Chamber
2200 Huntington Drive
San Marino, CA 91108

WEDNESDAY, FEBRUARY 24, 2016
7:00 P.M.
CITY HALL
COUNCIL CHAMBERS
2200 HUNTINGTON DRIVE, SAN MARINO, CA

The City of San Marino appreciates your attendance. Citizens' interest provides the Planning Commission with valuable information regarding issues of the community.

Regular Meetings are held on the 4th Wednesday of every month.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (626) 300-0705 at least 48 hours prior to the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Raymond Cheng, Se-Yao Hsu, Howard Brody, Alternate Susan Jakubowski, Vice-Chairman Marcos Velayos, and Chairman Ben Lundgren

POSTING OF AGENDA

The agenda is posted 72 hours prior to each meeting at the following locations: City Hall, 2200 Huntington Drive, the Crowell Public Library, 1890 Huntington Drive and the Recreation Department, 1560 Pasqualito Drive. The agenda is also posted on the City's Website: <http://www.cityofsanmarino.org>

PUBLIC COMMENTS

Section 54954.3 of the Brown Act provides an opportunity for members of the public to address the Planning Commission on any item of interest to the public, before or during the Planning Commission's consideration of the item, that is within the subject matter jurisdiction of the Planning Commission.

PUBLIC HEARINGS

1. **GENERAL PLAN AMENDMENT FOR THE PARKING LOTS LOCATED AT 1270 BELHAVEN ROAD (APN 5332-002-010), 1265 SAN GABRIEL BOULEVARD (APN 5332-002-009), 2000 HUNTINGTON DRIVE (APN 5334-016-016), AND 1620 CHELSEA ROAD (APN 5335-005-001)**

This item will be continued to the meeting of March 23, 2016. The parking lots at these locations are currently zoned Residential but are designated as Commercial use on the General Plan Land Use map. The proposed General Plan amendment would correct this discrepancy and provide consistency between the General Plan Land Use Map and Zoning Map. The properties at 1270 Belhaven Road (APN 5332-002-010) and 1265 San Gabriel Boulevard (APN 5332-002-009) would be designated as Low Density Residential, and the properties located at 2000 Huntington Drive (APN 5334-016-016) and 1620 Chelsea Road (APN 5335-005-001) would be designated as Very Low Density residential.

2. **CONDITIONAL USE PERMIT NO. CUP15-32, DESIGN REVIEW COMMITTEE NO. DRC15-54, AND MODIFICATION TO DESIGN REVIEW COMMITTEE NO. DRC13-21**
1905 WELLESLEY ROAD, (LAM/FONG)

The applicant is requesting a withdrawal of their application. The original application requested to construct a detached two-car garage that would cause the property to exceed the maximum allowable lot coverage. The applicant also requested to construct a side yard wall and to conduct exterior modifications to a previously approved project. This required one conditional use permit and two design review actions in accordance to Sections 23.02.20B, 23.15.03A1, and 23.15.03F.

(Required Action Date: 4-13-16)

3. **CONDITIONAL USE PERMIT NO. CUP16-02 AND VARIANCE NO. V15-16**
1048 OAK GROVE PLACE, (LIU)

The applicant requests to construct a new recreational court within the required side yard setback. This requires a Conditional Use Permit and a Variance per City Code Sections 23.02.05A and 23.02.05B.

(Required Action Date: 4-9-16)

4. **CONDITIONAL USE PERMIT NO. CUP15-39**
2744 MONTEREY ROAD, (BILES)

The applicant requests to construct a one-story addition that would cause the property to exceed the maximum allowable livable area. This requires a conditional use permit per Section 23.02.20 of the San Marino City Code.

(Required Action Date: 4-9-16)

OTHER MATTERS

5. **REQUEST FOR EXTENSION OF PROJECT COMPLETION DATE**
1001 ROSALIND ROAD, (ZHONG)
6. **REQUEST FOR EXTENSION OF CONDITIONAL USE PERMIT NOS. CUP14-30,**
CUP15-02 AND DESIGN REVIEW NO. DRC15-08
2425 HUNTINGTON DRIVE, (CHINESE CLUB OF SAN MARINO)
7. **MEETING MINUTES FOR JANUARY 27, 2016**

ORAL PUBLIC APPEARANCES

This is the time set aside for any person who desires to be heard on any matters not covered on this agenda. No action is to be permitted except:

1. Catastrophic Emergency as is described by majority vote; or
2. The need for action arose within the last 72 hours as determined by a 4/5 vote.

PUBLIC WRITINGS DISTRIBUTED

All public writings distributed by the City of San Marino to at least a majority of the Planning Commission regarding any item on this agenda will be made available at the public counter at the San Marino Center located at 2200 Huntington Drive, San Marino, California.

ADJOURNMENT

The next meeting of the Planning Commission is scheduled for Wednesday, March 23, 2016 at 7:00 P.M. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

APPEALS

There is a fifteen day appeal period for all applications. All appeals should be filed with the City Clerk. Please contact the City Clerk for further information.