

**CITY OF SAN MARINO**  
**PLANNING COMMISSION AGENDA**

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



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City Hall Council Chamber  
2200 Huntington Drive  
San Marino, CA 91108

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**WEDNESDAY, MAY 25, 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 4<sup>th</sup> 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. MODIFICATION TO CONDITIONAL USE PERMITS CUP13-32 THROUGH CUP13-38, MODIFICATION TO DESIGN REVIEW DRC13-83, MODIFICATION TO VARIANCE V13-09, CONDITIONAL USE PERMIT CUP16-06, AND VARIANCE V16-03****1155 OAK GROVE AVENUE, (THORNTON)**

The applicant requests to increase the size of a previously approved guest house and to construct a basement underneath the guest house which exceeds 60% of the footprint of the guest house. The applicant also proposes to construct an accessory structure (bee house) which has less than the required setback. This requires a modification to the previously approved guest house actions as well as an additional conditional use permit and variance per City Code sections 22.02.19C and 23.06.05B1.

*(Required Action Date: 7-13-16)*

**2. CONDITIONAL USE PERMITS CUP16-10 AND CUP16-11, AND DESIGN REVIEW DRC16-34****1375 SAINT ALBANS ROAD, (BEARDSLEY)**

The applicant requests to construct a one-story addition to an existing, detached two-story garage and guest house. The applicant also requests to remodel the existing garage and guest house. This requires two conditional use permits and one design review action per City Code sections 23.06.05I and 23.15.93C.

*(Required Action Date: 7-13-16)*

**3. MODIFICATION TO DESIGN REVIEW COMMITTEE DRC14-99****1617 OLD MILL ROAD, (KAUFELDT-BOARDMAN)**

The applicant requests to make exterior modifications to a previously approved addition and remodel project.

*(Required Action Date: 7-13-16)*

**4. VARIANCES V16-02, V16-05 AND DESIGN REVIEW DRC16-02****2364 CUMBERLAND ROAD, (SITU)**

The applicant requests to construct a block wall along the rear property line adjacent to an alley with less than the required eighteen-inch setback and exceed the six-foot wall height allowance. This requires two variances and a design review action per City Code sections 23.13.04E and 23.15.03F.

*(Required Action Date: 7-13-16)*

**5. APPEAL FOR DESIGN REVIEW NO. DRC16-07  
2055 LOMBARDY ROAD, (ZHU/HER)**

The applicant requests an appeal of Design Review Committee's decision to deny front yard gates and pilasters.

*(Required Action Date: 7-13-16)*

**OTHER MATTERS**

**6. CONSIDERATION OF LOEWEN WINDOWS FOR THE PRE-APPROVED WINDOW MATERIAL LIST**

**7. APRIL 27, 2016 MEETING MINUTES**

**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, June 22, 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.