

**REGULAR MEETING  
OF THE SAN MARINO DESIGN REVIEW COMMITTEE  
APRIL 20, 2016 - 7:00 P.M.**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT:** Chairman Bharat Patel, Committee Member Strefan Fauble, Committee Member William Dietrick, Committee Member Kevin Cheng, Alternate Committee Member John Dustin, Alternate Committee Member Corinna Wong

**ABSENT:** Vice-Chairman Frank Hsu

**APPEAL PROCEDURE**

Chairman Bharat Patel gave an explanation of the Design Review Committee procedures and explanation of the fifteen-day appeal procedure to the member of the audience.

**PUBLIC COMMENTS**

There were no public comments at this time.

**PUBLIC HEARINGS**

**1. DESIGN REVIEW COMMITTEE CASE NO. DRC15-107  
2630 LORAIN ROAD, (TANG)**

Assistant Planner Choi presented the staff report for this item and answered questions.

Francis Tang, owner, presented the project and answered questions.

The following people spoke about the application:

Dale Pederson, 2140 Lorain Road, referred to a letter of opposition from resident Rich Haserot, dated April 15, 2016 for the record. The letter was submitted to the Committee and he agreed with the comments noted in the letter.

Laurie Barlow, 2434 Sherwood Road, referred to her letter of opposition and that she also agreed with comments in Rich Haserot's letter.

Michelle Lumley, 420 Pilgrim Place, asked if the proposed roof design will adequately drain water from the roof.

John Ryan, 1385 Bellwood Road, stated his opposition to the project because the proposed design is massive and not compatible with the Cape Cod design and the legal neighborhood.

Frances Benuska, 2410 Coniston Place, asked about development standards for properties that are substandard to lot size.

Alternate Committee Member Dustin stated that the current design missed the Cape Cod features on multiple levels and submitted plans are incomplete and the design is not ready for approval.

Committee Member Cheng stated that the structure is massive, too tall and overbearing. He agreed with Alternate Committee Member Dustin's comments that the current design is not typical of traditional Cape Cod.

Committee Member Fauble found no issue with the style, he agreed that shutters should be consistently carried throughout the structure; he found the massing acceptable with the reduced setback. He stated that the two-dimension elevation view is not an accurate representation of the visual experience. He found the multiple roof slopes not ideal; however, it does not make the project not approvable.

Alternate Committee Member Wong agreed with Committee Member Fauble's comments, the current design is the correct approach to a two-story house in the legal neighborhood. Compatibility does not mean sameness.

Committee Member Dietrick asked staff if the proposed roof pitch can be constructed. He found the current design to be massive and too vertical for the Cape Cod design.

Chairman Patel summarized the comments from the Committee; he found the current design to be compatible with the legal neighborhood and provides a "sense of place".

Committee Member Fauble moved to approve the project as submitted. Second by Alternate Committee Member Wong. AYES: Chairman Patel, Committee Member Fauble, Alternate Committee Member Wong. NOES: Committee Member Cheng, Committee Member Dietrick.

**2. DESIGN REVIEW COMMITTEE CASE NO. DRC16-13  
2105 EL MOLINO PLACE, (HWANG)**

Assistant Planner Choi presented the staff report for this item.

Rich Mortensen, contractor, and Jeff Roberts, project engineer, presented the project and answered questions.

There were no public comments at this time.

The majority of the Committee felt that the proposed second story addition has a "pop-up" look and an unbalanced side view. It was the consensus of the Committee that the project needs design modifications and is not yet ready for approval.

Committee Member Fauble moved to continue the project to the May 4, 2016 DRC meeting. Second by Alternate Committee Member Wong. AYES: Chairman Patel, Committee Member Fauble, Committee Member Dietrick, Committee Member Cheng, Alternate Committee Member Wong. NOES: None.

**3. MODIFICATION TO DESIGN REVIEW COMMITTEE CASE NO. DRC14-95  
1393 CAMBRIDGE ROAD, (LEE)**

Assistant Planner Choi presented the staff report for this project.

George Crowder, contractor, and Ming Lee, property owner, presented the project and answered questions.

There were no public comments at this time.

Alternate Committee Member Wong noted that the proposed blue shade is a strong and bold color and that most structures on the subject block are earth tones.

It was the consensus of the Committee that the proposed blue shade is compatible with the structure and the neighborhood.

Committee Member Cheng moved to approved the modification request as submitted. Second by Committee Member Fauble. AYES: Chairman Patel, Committee Member Fauble, Committee Member Dietrick, Committee Member Cheng. NOES: Alternate Committee Member Wong.

**OTHER ITEMS**

**4. APPROVAL OF MEETING MINUTES FOR APRIL 6, 2016**

Committee Member Fauble moved to approve the minutes as submitted. Second by Committee Member Dietrick. AYES: Chairman Patel, Committee Member Fauble, Committee Member Dietrick, Committee Member Cheng, Alternate Committee Member Wong. NOES: None.

**OPEN FORUM**

**ADJOURNMENT**

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, May 4, 2016 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



AMANDA MERLO,  
ASSOCIATE PLANNER