

**REGULAR MEETING  
OF THE SAN MARINO PLANNING COMMISSION  
MAY 25, 2016 - 7:00 P.M.**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**           **PRESENT:** Chairman Ben Lundgren, Howard Brody, Raymond Cheng, Alternate Susan Jakubowski

**ABSENT:** Vice-Chairman Velayos, Se-Yao Hsu

**PUBLIC COMMENTS**

**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)**

This item was heard after Item 3.

Planning and Building Director Cervantes presented the staff report for this item and answered questions.

Chuck Thornton, owner, presented the project and answered questions.

The following people spoke about the project:

John Maechling, 1200 Virginia Road, in opposition

It was the consensus of the Planning Commission that the project was not compatible with the single-family neighborhood and it could not be approved until further information was received regarding the future use of the property by the Huntington Library.

Commissioner Brody moved to deny the project. Seconded by Commissioner Cheng. AYES: Chairman Lundgren, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

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

Planning and Building Director Cervantes presented the report for this item.

Karen Beardsley, owner, and Paul Callahan, contractor, presented the project and answered questions.

The following people spoke in opposition to the project:

There were no public comments.

It was the consensus of the Planning Commission that the project met all of the required findings, provided that all architectural details matched the existing structure.

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

1. All architectural details shall match the main house. Any details that exist in the drawings that vary from the details of the main house shall be deleted from the plans.

Second by Alternate Commissioner Jakubowski. AYES: Chairman Lundgren, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

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

This item was taken out of order and heard first.

Chairman Lundgren recused himself from this item due to a conflict of interest.

Alternate Commissioner Jakubowski recused herself from this item due to living within 500' of the subject property.

Due to a lack of a quorum, this item was continued to the meeting of June 22, 2016.

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

Assistant Planner Choi presented the staff report for this item.

Mr. Situ, owner, presented the project.

The following people spoke about the project:

Edward Loftus, 2340 Cumberland Road, in support  
David Morris, 2352 Cumberland Road, in support

It was the consensus of the Planning Commission that the project needed further design modifications and was not yet ready for approval.

Commissioner Cheng moved to continue the project to the meeting of June 22, 2016. Seconded by Alternate Commissioner Jakubowski. AYES: Chairman Lundgren, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

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

Assistant Planner Choi presented the staff report for this item.

The applicant presented the project.

There was no public comment.

Commissioner Brody stated he was in support of the DRC's decision to deny the front yard gates as they are not consistent with the house.

Alternate Commissioner Jakubowski stated she did not see the benefit of the gates and found the design unattractive. She stated she was unsure about the future appearance if the hedge is removed.

Commissioner Cheng stated that most of the area has open lots, but at the proposed height, the gates do not create a "walled in" feeling.

Chairman Lundgren stated that both properties on either side have similar improvements. It would be inappropriate to not approve it.

Commissioner Brody moved to uphold the DRC's decision and deny the project.

The motion failed for lack of a second.

Commissioner Cheng moved to approve the project as presented on the plan, including the landscaping. Second by Alternate Commissioner Jakubowski. AYES: Chairman Lundgren, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: Commissioner Brody.

**OTHER MATTERS**

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

The window representative was not in attendance. No action was taken on this item.

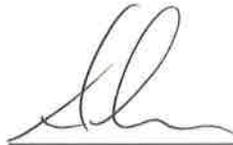
**7. APRIL 27, 2016 MEETING MINUTES**

Alternate Commissioner Jakubowski moved to approve the minutes. Second by Commissioner Cheng. AYES: Chairman Lundgren, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

**PUBLIC COMMENT**

**ADJOURNMENT**

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, June 22, 2016 in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



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ALDO CERVANTES,  
SECRETARY