

CITY OF SAN MARINO

PLANNING COMMISSION AGENDA

Howard Brody, Chair

Raymond Cheng, Vice-Chair

Marcos Velayos

Se-Yao Hsu

Jeri Wright

James Okazaki, Alternate



www.cityofsanmarino.org

(626) 300-0711 Phone

(626) 300-0716 Fax

City Hall Council Chamber

2200 Huntington Drive

San Marino, CA 91108

WEDNESDAY, JUNE 27, 2018
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: Se-Yao Hsu, Marcos Velayos, Jeri Wright, James Okazaki, Vice-Chair Raymond Cheng, and Chair Howard Brody.

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. **APPEAL FOR DESIGN REVIEW NO. DRC17-38**
1715 WESTHAVEN ROAD, (ZHU/PDS STUDIO)

The Planning Commission will consider the appeal of the Design Review Committee's decision to deny an application to construct a new two-story residence and a detached two-car garage.

(Required Action Date: 7-24-18)

2. **AN ORDINANCE OF THE CITY OF SAN MARINO AMENDING ARTICLE 02 OF CHAPTER 23 (THE ZONING CODE) OF THE SAN MARINO CITY CODE PERTAINING TO BASEMENTS AND PROCEDURES FOR CONSTRUCTION VALUATION.**

3. **ZONE CHANGE NO. ZC17-01**
375 HUNTINGTON DRIVE, (HUNTINGTON LP)

This item is continued from the April 25, 2018 meeting. The applicant requests to change the zoning designation of the subject property from R-1, Area District VII to C-1 Commercial to achieve consistency with the General Plan Land Use designation of the property.

(Required Action Date: 9-1-18)

4. **CONDITIONAL USE PERMIT NO. CUP18-03**
2521 HUNTINGTON DRIVE, (YAU)

The applicant requests permission to create three commercial units within an existing single-story commercial structure. This requires one conditional use permit pursuant to City Code Section 23.03.04(E)(3).

(Required Action Date: 8-3-18)

5. **CONDITIONAL USE PERMIT NO. CUP17-24, DESIGN REVIEW CASE NOS. DRC17-75, AND DRC17-76**

1591 VIRGINIA ROAD, (GANG/JAMES V. COANE AND ASSOCIATES)

The applicant requests permission to construct a first and second story addition to an existing two-story residence. The proposal includes a request to add an additional parking space to an existing detached three-car garage. This requires one conditional use permit and two design review actions pursuant to City Code Sections 23.15.03(A)(2), 23.15.03(C), 23.06.05(I).

(Required Action Date: 8-5-18)

OTHER MATTERS

6. **RESOLUTION OF FINDINGS FOR CONDITIONAL USE PERMIT NOS. CUP17-31, CUP18-01, DESIGN REVIEW CASE NO. DRC17-98, AND MASTER SIGN PROGRAM NO. MSP18-01**
PROPERTY IDENTIFIED AS ASSESSOR PARCEL NUMBER 5324-027-036, VACANT LOT LOCATED BETWEEN 2459 AND 2481 MISSION STREET, (KHERADMANDAN/DAHL)
7. **CONDITIONAL USE PERMIT NOS. CUP17-33, CUP17-37, DESIGN REVIEW CASE NOS. DRC17-110, DRC17-111 AND DRC17-112**
2395 ADAIR STREET, (WONG/TAM STUDIO ARCHITECTS)
8. **CONDITIONAL USE PERMIT NOS. CUP17-30, CUP17-38, AND DESIGN REVIEW CASE NO. DRC17-107**
2920 DUARTE ROAD, (LAI/OSUCH)
9. **CONDITIONAL USE PERMIT NO. CUP17-29 AND DESIGN REVIEW CASE NO. DRC17-113**
1055 SHERWOOD ROAD, (REPETTO, FIGUEROA/SMITH)
10. **APPEAL FOR DESIGN REVIEW CASE NO. DRC18-07**
1225 OAKWOOD DRIVE, (OBAID-SCHMID/DUBON)

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, July 25, 2018 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.

City of San Marino AGENDA REPORT



TO: CHAIRMAN BRODY AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ALDO CERVANTES,
PLANNING AND BUILDING DIRECTOR

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: JUNE 27, 2018

SUBJECT: **APPEAL FOR DESIGN REVIEW CASE NO.17-38**
1715 WESTHAVEN ROAD, (ZHU/PDS STUDIO)

Howard Brody, Chairman
Raymond Cheng, Vice-Chair
Marcos Velayos
Se-Yao Hsu
Jeri Wright
James Okazaki, Alternate

BACKGROUND:

At its May 16, 2018 meeting, the Design Review Committee denied a new two-story residence with a detached two-car garage project. The property owner filed a timely appeal of the decision.

Staff sent out the required noticing to the surrounding neighbors and the San Marino Tribune with the incorrect Design Review case number. Due to the noticing error, the Commission cannot conduct the appeal hearing.

Additionally, the property owner and his representative have requested to continue the appeal hearing to the July 25, 2018 meeting.

RECOMMENDATION:

Staff recommends the Planning Commission continue the appeal hearing to the July 25, 2018 meeting.

Attachment: Applicant's continuance request letter

ITEM NO. 1

From: Richard McDonald <rmcdonald@carlsonnicholas.com>
Sent: Thursday, June 14, 2018 1:49 PM
To: Eva Choi
Cc: Aldo Cervantes
Subject: RE: 1715 Westhaven Road - Appeal to Planning Commission

Eva – Per our prior conversation, my client is reviewing all of the suggestions and comments from the last Planning Commission hearing on his application, plus considering a few other recommendations from me. The architect needs more time to evaluate them with me, and I will be out of town from June 19 to 26. As such, I will not be able to meet with him to review the plans or decide on the best path forward, let alone meet with you on whatever we decide. We, therefore, would like to request that the June 27 PC hearing be continued to July 25. Please let me know if we can. Thank you.

Richard A. McDonald, Esq.
Carlson & Nicholas, LLP
301 E. Colorado Blvd., Suite 320
Pasadena, CA 91101
Office Telephone: (626) 356 - 4801
Cell Telephone: (626) 487 - 6713

Email: RMcDonald@CarlsonNicholas.com
Website: www.CarlsonNicholas.com

City of San Marino AGENDA REPORT



TO: CHAIRMAN BRODY AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ALDO CERVANTES,
PLANNING AND BUILDING DIRECTOR

DATE: JUNE 27, 2018

SUBJECT: **AMENDMENT TO CHAPTER 23 OF THE ZONING CODE**
RELATING TO BASEMENTS

Howard Brody, Chair

Marcos Velayos

Raymond Cheng

Se-Yao Hsu

Jeri Wright

James Okazaki, Alternate

BACKGROUND

At their March 30th meeting, the City Council directed staff to review and analysis the performance of a variety of development standards and policies. One of those standards was the Basement Ordinance. Currently, the City's Code provides an incentive for developing a basement whereas the basement would only count 50 percent towards the livable area allowance. The Code also provides standards for the maximum size of the basement. The intent of the incentive was to encourage construction that was less visually impactful to the neighborhood.

Prior to this Code, staff was encountering basements that were being illegally converted into livable area or habitable rooms. As stated in the Code, if they are not equipped with heating or cooling, or meet the Building Code requirements for natural light and ventilation, they do not count as livable area despite how they may be used. By providing the incentive for homeowners to properly permit these spaces as livable area would allow basements to be safely constructed and occupied and also allow the City to collect proper fees and taxes on the area. Although the Code has resolved the illegal conversion of basements into livable area, it did not resolve the issues of massing above grade.

Hypothetically, if an applicant proposed to develop a 1,000 square-foot basement, the current code would allow the applicant to only count half of the square-footage (500 square-feet) towards livable area. This would then allow the applicant to take the 500 square-foot bonus and locate the square-footage above ground. As drafted, the Code disregards the maximum allowable livable area and allows properties to artificially exceed the Code with little to no evaluation of the effects to the neighborhood. In most cases, basements are being developed with rooms such as bedrooms, recreation rooms, bathrooms and theaters. Uses such as bedrooms not only increase density to the property, but also mandate specific garage requirements. Despite the intent of the code, the development of basements have had a direct effect to the development above grade whether it be a garage mandate or the transfer of the bonus square-footage.

As stated above, the Code limits the amount of livable area and lot coverage a property can propose in the City. If the property were located in Area District II, the Code would allow a maximum of 5,200 square feet. If a two-story home was proposed at this size, with a first floor area of 2,600, the basement

would have a maximum allowance of 1,560 square feet. With the incentive, only 780 square feet would count towards the maximum allowance essentially providing the homeowner with a 780 square-foot bonus. Regardless of this bonus, the total amount of true livable area would be 5,980 square feet, which is greater than the maximum of 5,200 square feet.

PROPOSED ORDINANCE

After evaluating the Basement Ordinance and its performance, staff proposes to amend the Code to eliminate the incentive, which would then treat basements designed with livable area as quantifiable livable area in its entirety. Attached is the proposed basement ordinance as reviewed by staff and the City Attorney's office.

In addition, staff has taken this initiative to amend the Code with respect to the "Requirements for Conformance" and include a resource for construction cost. The prior Code listed an organization that no longer exists. Staff request to amend the Code to include the cost of construction table published by the International Code Council (ICC).

RECOMMENDATION

Staff recommends the Planning Commission review and approve the proposed ordinance relating to amending the City Code as it pertains to basements.

Attachments: Current Code
 Proposed Ordinance

Attachment 1: Current Code

23.02.18: YARD ABUTTING ON TWO STREETS:

Lots fronting on two (2) streets, wherein the rear yard has the appearance to neighboring properties on the rear street as a front yard, shall have the same development limitations in the rear yard as if the rear yard were, in fact, a front yard, unless a conditional use permit shall have been issued. (Ord. 096-1093, 7-10-1996)

23.02.19: BASEMENTS:

A. Basements that do not exceed the maximum size listed below shall be excluded when calculating livable area.

1.	Area district IE	- 540 square feet
2.	Area district I	- 330 square feet
3.	Area district II	- 260 square feet
4.	Area district III	- 238 square feet
5.	Area district IV	- 225 square feet
6.	Area district V	- 180 square feet
7.	Area district VI	- 150 square feet
8.	Area district VII	- 135 square feet

B. If the total of all basement areas on a property exceeds the maximum size under subsection A of this section, all such basement areas shall comply with the following restrictions:

1. The maximum allowable size of the basement shall be no more than sixty percent (60%) of the footprint of the structure. No portion of the basement shall extend beyond the footprint of the structure.
2. Fifty percent (50%) of the total basement area shall count toward the maximum allowable livable area figure for the property as identified in sections [23.02.10](#), [23.02.11](#), and [23.02.12](#) of this article. The other fifty percent (50%) shall be permitted as livable area but shall not count toward the maximum allowable livable area for the property.
3. The basement shall comply with all requirements for livable area contained in this chapter, including, but not limited to, the required number of off street garage spaces and building setbacks.
4. The basement shall comply with all applicable building code requirements relating to habitable space, hallways, bathrooms, and laundry rooms.

C. Exceptions to this section shall be granted by the issuance of a conditional use permit. (Ord. 0-14-1279, 6-27-2014)

ORDINANCE NO. O-18-XXXX

AN ORDINANCE OF THE CITY OF SAN MARINO AMENDING ARTICLE 02 OF CHAPTER 23 (THE ZONING CODE) OF THE SAN MARINO CITY CODE PERTAINING TO BASEMENTS AND PROCEDURES FOR CONSTRUCTION VALUATION

THE SAN MARINO CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Subsection “B” of Section 23.02.19 of Article 02 of Chapter 23 of the San Marino Municipal Code is hereby amended by deleting subsection B.2 and sequentially renumbering the remaining subsections.

SECTION 2. Section 23.02.22 of Article 02 of Chapter 23 of the San Marino Municipal Code is hereby amended to read as follows:

“23.02.22: REQUIREMENT FOR CONFORMANCE:

No main building or accessory building shall be constructed or expanded, nor shall any residential building be reconstructed or altered to the extent of more than fifty percent (50%) of its replacement value, determined cumulatively over a consecutive five (5) year period, unless, together with all other buildings on the same lot (except for basements that do not contain livable area and open roof buildings such as pergolas), such building shall meet all requirements contained in this Chapter. The value of such construction shall be based on the calculations from the latest edition of the Building Valuation Data published by the International Code Council, or any substantially similar, nationally recognized construction valuation treatise approved by the City Building Official. This Section shall not apply to existing legal nonconforming residential or accessory buildings damaged by fire or earthquake and rebuilt on prior foundations to the preexisting configuration and style.”

SECTION 4. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance or the Zoning Code revisions adopted thereby, may have a significant effect on the environment. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations.

SECTION 5. This ordinance shall apply to projects for which an application for a building permit is filed with the City after _____ 2018.

PASSED, APPROVED, AND ADOPTED this ____ day of ____ 2018.

STEVE TALT, MAYOR

ATTEST:

VERONICA RUIZ, CMC
CITY CLERK

City of San Marino AGENDA REPORT



TO: CHAIRMAN BRODY AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ALDO CERVANTES,
PLANNING AND BUILDING DIRECTOR

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: JUNE 27, 2018

SUBJECT: **ZONE CHANGE NO. ZC17-01**
375 HUNTINGTON DR., (HUNTINGTON LP)

Howard Brody, Chairman
Raymond Cheng, Vice-Chair
Marcos Velayos
Se-Yao Hsu
Jeri Wright
James Okazaki, Alternate

PROPOSAL:

The applicant requests to change the zoning designation of the subject property from R-1 Area District VII (Low Density Residential, 4-6 dwelling units per acre) to C-1 (General Commercial) to achieve consistency with the General Plan Land Use designation of the property.

The zone change request does not involve alterations to the existing building, change in existing uses, or construction of new structures on the subject site.

REQUIRED ACTION:

ZONE CHANGE – FROM R-1, AREA DISTRICT VII TO C-1 COMMERCIAL DESIGNATION

BACKGROUND:

General Plan:	Commercial
Zoning:	R-1, District VII
Location:	The subject property is located on the north side of Huntington Drive, between S. Los Robles Ave. and Garfield Ave. The property borders City of Alhambra to the south and City of South Pasadena to the west
Property Size:	39,047 square feet (0.9 acre)
Existing Use:	Professional/Medical Offices and Pharmacy
Existing Building Size:	10,606 square feet
On-Site Parking:	40 surface level spaces, 20 underground spaces
Surrounding Uses:	North – Residential (R-1, Area District VII) South (Alhambra) – Commercial (restaurants, offices) East – Commercial (offices), West – (South Pasadena) Commercial, Residential
Environmental Determination:	A negative declaration of environmental impact was prepared

The subject site is an irregular shaped, corner lot with three street frontages on Huntington Drive, S. Los Robles Avenue, and Garfield Avenue. There are single-family residences, zoned R-1 Area District VII, that border the north of the subject site. A surface level parking lot serves to buffer the residences and the commercial building. The City of South Pasadena is located west of the subject site; there are general commercial uses at the northwest corner of Huntington Drive and Garfield Avenue, medium density residential and community facility uses are located along Garfield Avenue, west of the subject site. There are medium density residential uses (multiple dwelling units) fronting Huntington Drive. The City of Alhambra is located to the south, across the Huntington Drive corridor, and is developed with restaurants and professional offices along Huntington Drive. These properties are zoned for general commercial uses with commercial general plan designation.

Existing Use

In 1958, the Planning Commission granted two variances for the construction of the building and the medical office use. Designed by Norwood and De Longe Architectural firm and constructed in 1959; the building was known as the Estes Professional Building. The property has been developed with commercial uses since 1959. The single-story professional building currently contains medical offices and a pharmacy, 40 surface level parking spaces are located behind the building and an underground parking level with 20 additional parking spaces. The property provides conforming number of parking space based on the current uses.

ANALYSIS:

Consistency with General Plan

The City of San Marino is a General Law City and the City is subject to State provisions that require local land use decisions such as approval of conditional use permits and zone change requests, to be consistent with the adopted general plan. Specific to this zone change request, Government Code Section 65860 requires that zoning ordinances of a general law city be consistent with the general plan. This means, a city must be able to demonstrate that an action, program, or project will further the objectives and policies of the general plan and does not impede the attainment of the objectives and policies. The zone change request from residential use to commercial use would make the zoning designation of this property consistent with general plan designation identified in the Land Use Chapter of the adopted General Plan.

The proposed C-1 (General Commercial) zoning designation is in conformance with the goals, objectives, and policies of the General Plan. The General Plan Land Use Chapter, Economic Development Section, identified the subject site as part of the Huntington Drive West commercial area, the subject site was describe as “there is also one property for commercial use at the five-point intersection of Garfield, Los Robles and Huntington”. The zone change request furthers three of the seven goals stated in the Economic Development Section (page II20 of the Land Use Chapter). Goal 1 Maintain commercial land use pattern; Goal 2 Strengthen the attractiveness and economic vitality of the several distinctive business areas that make-up the community; and Goal 5 Maintain a balance of uses that meet the needs of residents. The development pattern is consistent with majority of the commercially zoned properties on Huntington Drive, the zone change would maintain the current building and parking on site. The current uses serve residents in the nearby areas; the uses are not destination businesses such as an art gallery or a shopping center. As mentioned above, the current commercial uses is permitted through a variance, if the zone change is granted, the current uses would be conforming and future commercial uses would be able to occur in the building provided that it conforms to parking and use restrictions specified in Chapter 23 of the city code. Additionally, the

zone change will maintain commercial land use pattern as it reflects the current and historical use of the site as part of the Huntington Drive commercial area.

Potential Future Uses

In forecasting potential future uses on the subject site with the C-1 (General Commercial) zoning designation, staff considered the subject lot size, location, city parking requirements combined with development standards. Future uses would likely be the permitted uses under City Code Subsection 23.03.01(A), which include beauty shops, banks, barbershops, churches, retail businesses, market/grocery stores, convenience stores, professional offices, medical offices, repair shops, tutorial services, adult enrichment centers, and emergency shelters. Subsections 23.03.01(A) and (C) specifically exclude uses that may result in environmental impacts on nearby properties and mandates public hearings and approvals for these sensitive uses.

Future development and site layout will be dictated by site development requirements in Section 23.0.04 of the zoning code. Due to the corner lot configuration, the only way to provide parking is in the areas abutting the rear property lines, the parking area will provide a buffer between the residential use and the commercial use on the subject site. Additionally, any new commercial structure, except for emergency shelters, is subject to design review and conditional use permit approval to ensure a compatible design and a similar scale of development with surrounding commercial structures.

The potential of subdividing the subject site into smaller parcels would trigger reviews under Government Codes Sections 66473.5 and 664774 that require subdivisions and projects to be consistent with the goals and objectives in the general plan.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Negative Declaration finding the project will not have potentially significant impacts on the environment, and recommend approval of ZC17-01 to the City Council.

Attachments: Application
 Site Photographs
 Location/Radius Map
 Adopted 2003 General Plan, Land Use Chapter
 Negative Declaration



City of San Marino

2200 Huntington Drive
San Marino, CA 91108
(626) 300-0711

PLANNING COMMISSION HEARING

Calculation of Planning and Design Review Fees

For up to three conditional use permit, variance and/or design review applications for a single project to be processed concurrently, the fee collected shall be the fee required for the single highest application. For more than three such applications, the fee collected shall be the cost as provided, plus the cost for each additional individual application.

Please complete the following:

1. Date: 3/24/17

2. The undersigned applicant(s) is (are) the owner(s) of property located at:
375 Huntington Drive

3. And legally described as follow (Lot No., Block No., Tract No.):
(legal description may be attached separately if necessary)

4. State in your own words:

a. The use (or improvement) you intend to make to the above described property:
Re-zone AS commercial to Mkt
City general plan

b. The provisions or restrictions of the code which prompts the need for this application:
Property is A commercial Building in A
commercial District on City general plan,
But zoned residential

5. I (we) certify or declare under penalty of perjury, that the foregoing is true and correct*.
I (we) also understand that in submitting this application that I (we) am (are) to expect City officials to conduct exterior inspections of my (our) property.

Signatures of all owners of record of the property herein described: Ronald B. Allen

Mailing Address: 1624 W. Olive Ave, #A, Burbank 91506

Owner's Phone Number (Home): (818) 843 3641

Owner's Phone Number (Work): (818) 843 1744

Agent's Name and Address: _____

Agent's Phone Number: (_____) _____

*The verification form being signed under penalty of perjury does not require notarization.



375 HUNTINGTON DRIVE-EAST ELEVATION



375 HUNTINGTON DRIVE-WEST ELEVATION

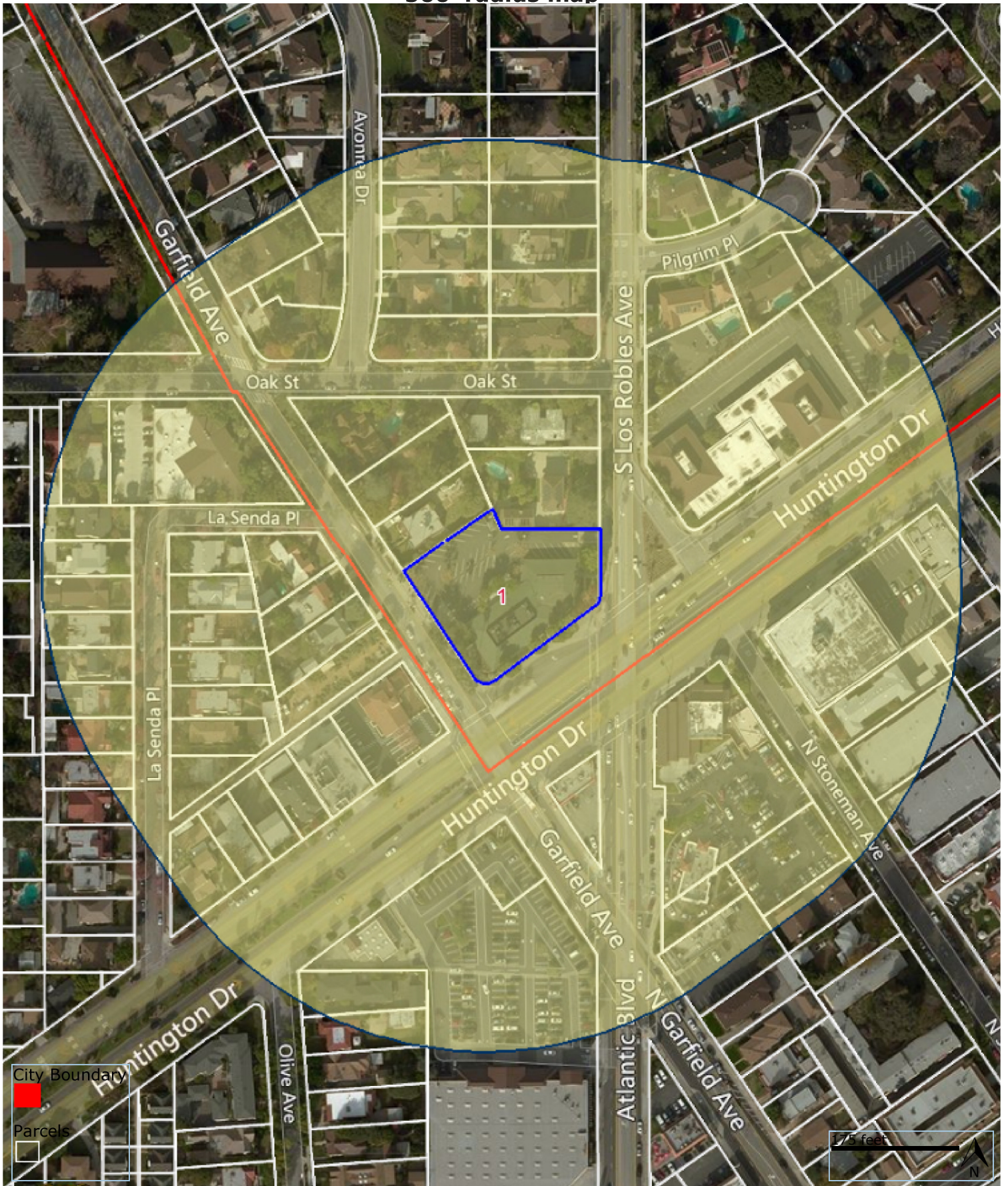


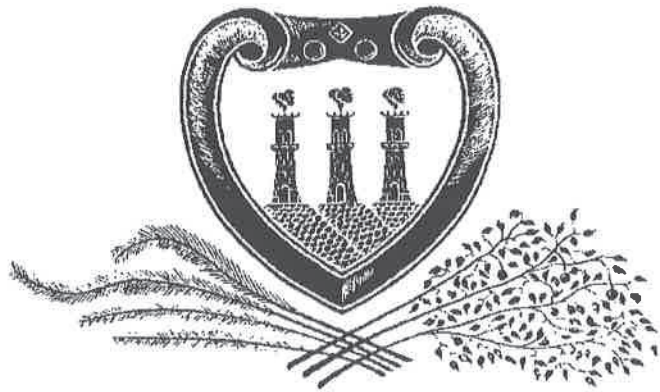
375 HUNTINGTON DRIVE-SOUTH ELEVATION



375 HUNTINGTON DRIVE-NORTH ELEVATION

375 Huntington Drive 500' radius map





City of San Marino

General Plan

October 8, 2003

RESOLUTION NO. R-03-35

**A RESOLUTION OF THE CITY OF SAN MARINO CITY COUNCIL
APPROVING A COMPREHENSIVE UPDATE OF THE CITY OF SAN MARINO
GENERAL PLAN AND APPROVING ITS RELATED NEGATIVE
DECLARATION**

THE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City of San Marino adopted its first General Plan in 1973. An updated Circulation Element was adopted in 1995 and an updated Housing Element was adopted in 2000. In April 2001, the City began the process of a comprehensive General Plan Update for the Land Use, Open Space, Conservation, Safety, and Noise elements.

SECTION 2. The City Council appointed a nine-member General Plan Steering Committee consisting of persons representing various interests within the community and directed them to prepare an amendment to the General Plan for these elements. The Committee held numerous meetings to obtain input from City Department Heads, the City Manager and members of the San Marino community, particularly those representing organizations and institutions of the community, to learn more about existing conditions and future goals.

SECTION 3. Following community input, the General Plan Steering Committee established a Vision Statement to help provide a foundation for the amendment and then drafted goals and policies to address these issues. The Committee did not limit itself to these elements, but included optional elements containing policies related to economic development, neighborhood preservation, education, and telecommunications/technology.

SECTION 4. The Planning Commission conducted public hearings on May 28, 2002, June 25, 2002, and August 27, 2003 to receive input from community members on the amendment to the General Plan. Both oral and written testimony was received at said hearings.

SECTION 5. Following the hearings, the Planning Commission recommended the City Council approve the proposed General Plan amendments.

SECTION 6. The City Council conducted three study sessions and public hearings on June 11, 2003 and October 8, 2003. Following the public hearings the City Council hereby approves the proposed General Plan amendment and its related Negative Declaration.

PASSED, APPROVED, AND ADOPTED this 8th day of October 2003.


Matthew Lin, M. D., Mayor

ATTEST:

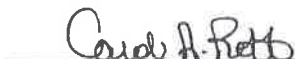

Carol A. Robb, MMC, City Clerk

I HEREBY CERTIFY that the foregoing Resolution No. R-03-35 was duly adopted by the City Council of the City of San Marino at a Regular Meeting of the City Council held on the 8th day of October, 2003, by the following vote:

AYES: COUNCILMEMBERS BAYLE, BROWN, FILUTZE, VICE MAYOR
TWIST, AND MAYOR LIN.

NOES: NONE.

ABSENT: NONE.


Carol A. Robb, MMC, City Clerk

Acknowledgements

City Council

Matthew Lin, Mayor
Bob Twist, Vice Mayor
Emile Bayle
Betty Brown
Vince Filutze

Planning Commission

Kenneth Riley, Chair
Laurie Barlow, Vice Chair
N. Christian Datwyler
Richard Haserot
Howard Brody

General Plan Steering Committee

Robert Nida, Chair
Dennis Kneier, Vice Chair
Donald Dewey
Myra Frank
Jerry Hawk
Eugene Kunzman
Dennis Lin
Richard Ward
Kai-Chang You

City Staff

Rob Wishner, City Manager
David Saldana, Planning Director
John Alderson, Public Works Director
Carolyn Crain, City Librarian
Cindy Collins, Recreation Director
Arl Farris, Police Chief
John Penido, Fire Chief
Matthew Ballantyne, Management Analyst
Nicholas Liguori, Associate Planner
Tracy Burt, Staff Assistant

Community Participants

Gene Dryden, PRISM Committee
Jack McQueen, Old Mill Foundation
Jim Folsom, Huntington Library, Art
Gallery and Botanical Gardens
Laurie Sowd, Huntington Library, Art
Gallery and Botanical Gardens
Jack Rose, San Marino Unified School
District

Consultants

Anne Browning McIntosh, AICP
Bruce A. Davy, P.E.

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INTRODUCTION

The City of San Marino adopted its first general plan in 1973. An updated circulation element was adopted in 1995 and an updated housing element was adopted in 2000. In April 2001, the City of San Marino began the process of a comprehensive general plan update for the remaining statutorily-required elements of a general plan – land use, open space, conservation, safety, and noise.

The City Council appointed a nine-member General Plan Steering Committee to prepare a draft general plan for the remaining elements. The Committee met with staff and members of the San Marino community, particularly those representing organizations and institutions of the community, to learn more about existing conditions. The Committee drafted goals and policies to address issues that are important to San Marino residents.

The Committee did not limit itself to the seven elements required by state law. Additional elements important to San Marino were identified and included in the document. A list of both statutory requirements and optional elements is included in Appendix A.

The following pages include a vision statement and city history. These provide a foundation for the updated General Plan.

Vision Statement

The future of San Marino will be built on both its rich traditions of the past and meeting residents' current expectations for a quality of life within the City that reflects community values. As the community embraces societal, demographic, and technological changes, it holds firm to its value of community, a primary value. The City is not seeking to change its nature or form, but rather to ensure that it is as relevant and desirable tomorrow as it has been in the past.

San Marino is an exceptional residential community of families and individuals who have diverse cultural backgrounds and who share common values. The strong sense of community is evidenced by volunteerism, cooperation, and partnership. This bond is cherished by long-time residents and is embraced by new residents eager to become part of the San Marino family. Numerous community and religious organizations provide opportunities for volunteerism.

San Marino continues to look to the future through its rich past. A tradition of excellence in residential living remains a constant. Homes, both old and new, are architecturally appealing and well-maintained in pleasantly landscaped settings. Neighborhoods are safe. Residents' expectations for having quality services will continue to require constant attention to changes in both technology and their perceived needs.

The commitment to a quality education of youth in San Marino passes from one generation to the next, and is shared equally by new residents. Financial and volunteer support is willingly provided by the community. The level of participation in academic and extracurricular programs is high.

Enhancing its reputation as an exceptional residential community are distinguished sites such as Lacy Park, the renowned Huntington Library, Art Galleries and Botanical Gardens and El Molino Viejo, as well as an important local business community.

The city government embraces the values of the community, and recognizes the need to make our City more attractive, more desirable, and more responsive to the changing needs of its citizens. Decision makers are accessible to residents. Although the City adapts to change in a deliberate way, its intent is to satisfy residents' needs while protecting its financial resources.

The General Plan provides a framework for the City to support and partner with its residents and community stakeholders in the expectation that San Marino will maintain its stature as one of the finest residential communities in Southern California.

History

The City of San Marino is located in an area that was once inhabited by the Gabrieliño Indians. Their village was located where Huntington School is today. Principal portions of San Marino were once part of a Mexican Land Grant in 1830 to Señora Victoria Reid. Prior to the Grant, the area was part of the San Gabriel Mission. El Molino Viejo, or "the Old Mill," was the gristmill for the Mission.

In 1852, Señora Reid deeded her ranch to Don Benito Wilson. Later, Wilson deeded the main portion to J. de Barth Shorb. The Shorb Estate, consisting of 600 acres of predominantly citrus trees, was known as the San Marino Ranch. Mr. Shorb named his California ranch after his grandfather's plantation in Maryland, which in turn had been named for the Republic of San Marino in southern Europe.

In 1903, Henry E. Huntington purchased the Shorb Estate. Huntington was a noted railroad builder, land developer, and collector of art, rare books and manuscripts, and botanical species. He envisioned the area surrounding his own estate (now The Huntington Library, Art Gallery, and Botanical Gardens) as a fine, single-family community. Residential development evolved from this vision in the decades to follow. The Wilson and Patton ranchos were two other significant ranchos. There were other smaller ranchos including Stoneman, White, and Rose.

San Marino was incorporated as a general law city in 1913 taking its name from that of the Shorb, now Huntington, estate. The City Seal represents Mount Titano located in the European Republic of San Marino. The nickname for the high school – the Titans – is also derived from Mount Titano. The first mayor was George S. Patton, father of General George S. Patton, Jr., who gained renown in World War II.

The land for City Hall was donated to the City by Huntington in 1913. The building was completed in phases from 1920 to 1923. Additional land was donated by the Huntington Estate in 1928, for a total of two and a half acres.

The first school was opened at the corner of Monterey Road, then called Calle de Lopez, and Oak Knoll in 1917. School was held in the Old Mayberry Home at this location.

A prominent feature of San Marino during the first part of the twentieth century was the Pacific Electric Railway. Its Sierra Madre line ran seventeen miles from Los Angeles to Sierra Madre, serving San Marino at stops in between.

In the early days, development of communities followed the electric railway system, which was heavily subsidized by developers to encourage access to the new communities they promoted. The Sierra Madre Line to San Marino carried about 300,000 revenue passengers annually prior to World War II, reaching a

peak in 1944 of 625,000 revenue passengers. Use declined rapidly following the war, as gas and rubber shortages ended and people made more use of their automobiles for transportation.

As the popularity of the automobile increased, access was available to developments not adjacent to the electric railways. The resulting increased need for improved streets and roads led to plans in the 1930s for a system of motorways to connect major communities, the first being the Arroyo Seco in 1939, which is now the Pasadena Freeway. Motorcoaches, or buses, became increasingly used, replacing streetcars and other fixed rail transit, because of their flexibility in serving more areas. Increased auto use, combined with the withdrawal of developer subsidies for electric railways as development built out, resulted in the continuing decline of the Pacific Electric. Ultimately the railway was sold to the government, which determined it was obsolete and discontinued it in 1961.

The development pattern that exists today in San Marino reflects this change in transportation mode, yet is consistent with the pattern that has existed since its inception. Huntington Drive and Sierra Madre Boulevard continue to be principal arterials for movement within and through San Marino, although they are no longer rail routes. Today, landscaped medians have replaced the railroad rights of way along these major automobile corridors.

During the 1940s and 1950s, home development continued in the eastern neighborhoods of the City. The City was largely developed by the end of this period.

LAND USE CHAPTER

Introduction

The Land Use chapter contains three components: land use designations, economic development, and preservation. San Marino is “built out” – there is not much anticipated change in the residential and commercial neighborhoods of the City. There are several opportunities for collaboration and future development of public, non-profit, and private facilities used by the public.

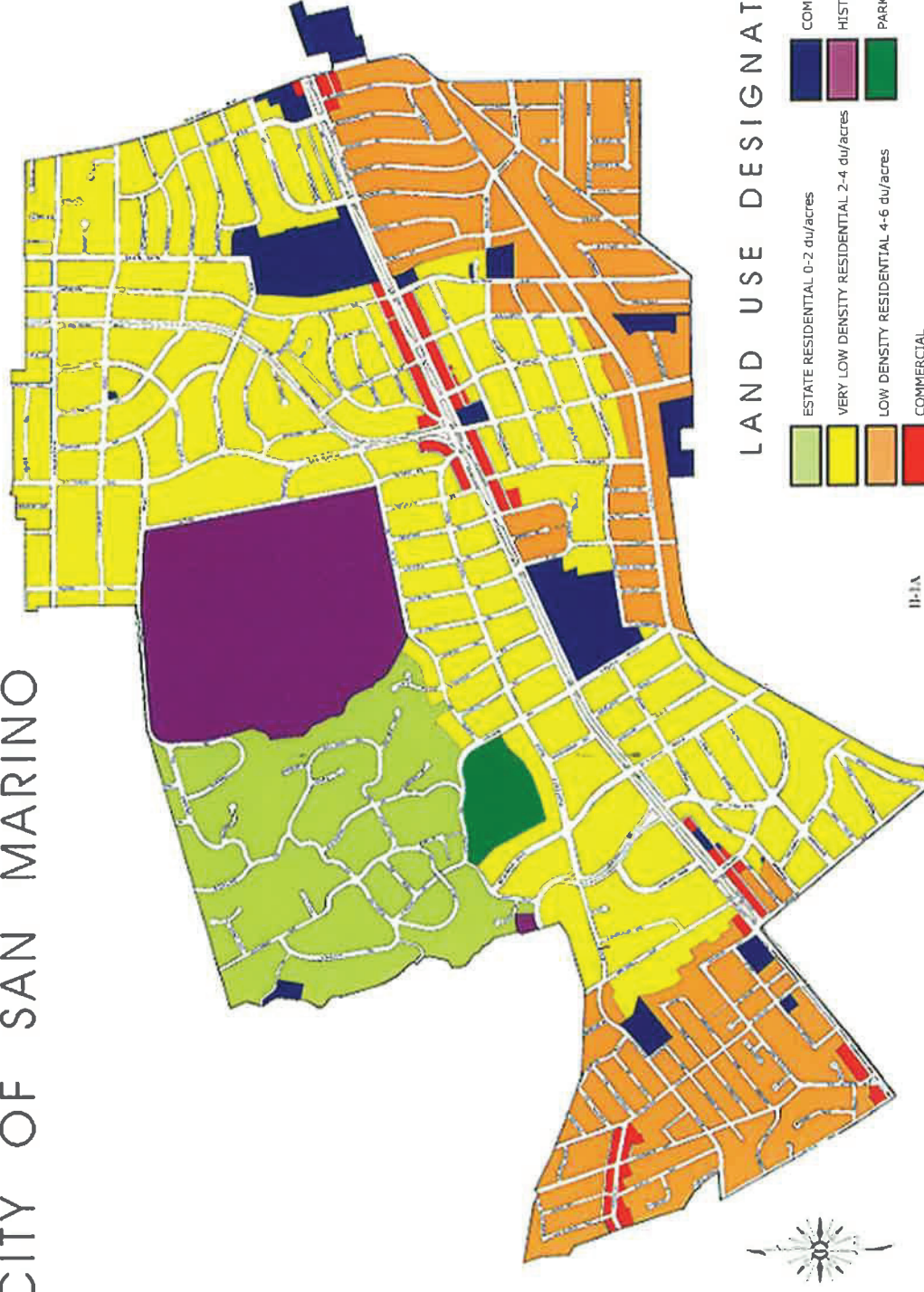
Government Code Section 65302(a) requires:

A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan that are subject to flooding and shall be reviewed annually with respect to such areas.

The location of each land use may be expressed on a map. A property owner must be able to easily identify the general plan designation for his/her parcel from the map. Further, the zoning ordinance and map must be consistent with the general plan. This does not mean that they must be identical; the general plan map may contain fewer, broader categories of uses than the number in the zoning ordinance.

There is no express requirement that the general plan address economic development or historic preservation. These issues have been identified as important to San Marino and are being included as optional topics.

CITY OF SAN MARINO



LAND USE DESIGNATIONS

Section One – Land Use Designations

Overview of Existing Conditions

San Marino is 3.75 square miles in size. The terrain is characterized by low hills and canyon areas (mainly in the northwest) as well as areas with relatively flat land. Land uses can be generally described as residential, commercial, cultural, recreational open space and public/institutional. The City does not have any industrial uses nor does it have any wilderness areas.

Within the residential category, all properties are low density, single-family dwellings. There are a limited number of second units on single-family properties. There are no multiple family units in the City.

The commercial uses are located on Huntington Drive and Mission Street. Commercial uses are service and retail predominantly serving the local community. Some of the “boutique” businesses have a regional draw.

The City has one significant property that is recognized internationally and frequented by visitors from around the world – The Huntington Library, Art Gallery and Botanical Gardens (“The Huntington”). The Huntington is identified and marketed as a Southern California landmark and cultural center by the Los Angeles Convention and Visitors Bureau, among other organizations.

San Marino has its own school district with several sites around the City. The City owns and operates public facilities, including the Civic Center, Public Library and Lacy Park. There are a number of churches and civic organizations that have property in the City as well.

The distribution of land uses is as follows:

Land Use	Acres	Percent
Residential	2,112	88
Commercial	52	2
Historical and Cultural	211	9
Parks and Recreation	25	1

The General Plan is required to contain population estimates for the land uses listed in the General Plan. The population of San Marino has been generally stable between 1990 and 2000. This has been a continuing trend – the population stated in the 1970 census was 14,177. The General Plan of 1973 projected a population of 14,300 in the year 1992. Rather than increasing, the population

decreased to 13,307 in 1980 and again to 12,959 in 1990; the figure has remained nearly the same with a population of 12,945 according to the 2000 census.

In the nearly thirty years since the 1973 General Plan there was a net gain in the total number of housing units of 75. There were 4,362 in 1970 and there are 4,437 in 2000. This could be attributed to more accurate counting or to subdivisions that have occurred since 1970.

Urban Form

The physical attributes of a community are often referred to as its "urban form." Some of the factors that contribute to urban form are density of development, land use, location of roads, centers of activity, and undeveloped land. The geography of a place often influences development. For example, areas of hills and canyons might be characterized by winding roads, rather than roads on a grid that are easier to build on flat land.

A discussion of the urban form of San Marino is important to this general plan for two reasons. First, the urban form of the City was established decades ago. San Marino is a "built out" city. There is no vacant land that has not been developed in the past in one form or another. Therefore, any alterations to the built environment will take place within existing, established neighborhoods. Even open space areas in the City have had previous uses. The medians on Huntington Drive and Sierra Madre Boulevard were once right-of-way for the Pacific Electric rail lines. Lacy Park was once a lake used as a local source of water. Second, the City of San Marino has as its primary goal to retain the existing pattern of development. There is no plan to alter the urban form. Therefore, the current urban form is also the desired urban form for the life of this general plan and likely beyond.

San Marino's Residential Neighborhoods

San Marino is characterized by its single-family residential neighborhoods. With eighty-five percent of the land area of the City devoted to residential use, this is clearly the predominant land use in the City. According to the 2000 Census, there are 4,437 housing units in the City, 96% of which are occupied and, of those, 92% by the property owner. This illustrates a dominant pattern of owner-occupied, single-family homes. To say that the residential character of the City is homogeneous, however, would be incorrect. Within the unique neighborhoods in the City, there is a diversity of lot size, home size, age of home, style of home, and other neighborhood features. For example, a majority of the City's housing stock was built between 1920 and 1950. However, there is a distinct difference in the style of homes that were built in the 1920s and those built after World War II.

The residential neighborhoods, like the City itself, are dissected by Huntington Drive. Huntington Drive has some residences along its frontage, but is primarily

lined with commercial and institutional uses. These uses visually protect the neighborhoods from the traffic and activity of Huntington Drive. Commercial and institutional structures act as a barrier to delineate public gathering areas from quiet residential neighborhoods. Adjacent commercial parking is heavily screened by alleys, walls and hedges.

The relationship between the commercial areas and residential development, however, is an important historic and cultural factor in San Marino. The commercial pockets along Huntington Drive were located at Pacific Electric rail line stops. They were intended to be neighborhood-serving retail areas. More about the commercial areas is included in the economic development section.

Following is a description of San Marino's many residential neighborhoods.

Southeast Neighborhood

This neighborhood, bounded by San Gabriel Boulevard to the east, the San Gabriel City border to the South, San Marino Boulevard to the west and Lorain Road to the north, is dissected by Rose Avenue, a well-traveled local street. There is, however, a neighborhood quality that links the areas on either side of Rose. The streets are primarily on a grid. Short blocks contribute to the intimate neighborhood feeling here. Lots are typically 9,000 square feet in size and the homes are mostly single-story. One striking feature in this neighborhood that contributes to its sense of place is the palm-lined parkway of Hilliard Drive. For those entering this neighborhood at Rose and San Gabriel, this view is impressive.

East Lorain Road Neighborhood

The neighborhood north of Lorain and east of Del Mar is characterized by gently curved streets and single-story ranch, cape cod, and French styles, among other eclectic but compatible styles. The streets in the neighborhood are long blocks that do not connect except for the three streets linked by Kinghurst Road. This neighborhood, however, is clearly defined by the remarkably consistent development pattern and design styles. Lots are typically 10,000 square feet in size. Another feature of this neighborhood is its proximity to Huntington Drive and San Marino High School. This neighborhood could support future local-serving uses in the Huntington Drive East commercial area. At the same time, any impact from commercial development in that location would be strongest on these streets.

Central Neighborhood

The neighborhood west of Del Mar Avenue and north of Lorain and bounded by the east side of Westhaven Drive is characterized by wide, grid pattern streets with wide parkways and mature street trees. The parkways have old style acorn lamp pedestrian lighting. The housing stock in this neighborhood is older than the

East Lorain Neighborhood and there is a greater prevalence of Monterey and Spanish style housing. Lot sizes typically range from 10,000 to 12,000 square feet and two-story homes are common. This neighborhood is in very close proximity to the City's primary commercial district and civic center. The residential neighborhood is well screened from Huntington Drive. If the pedestrian quality of the south side of Huntington Drive were enhanced, residents from this neighborhood could easily include the commercial district in a leisurely stroll through "the neighborhood."

Valentine School Neighborhood

Bounded by two visually powerful, palm-lined streets – Westhaven Road to the east and Virginia Road to the west, this residential neighborhood shares its land area with the City library, the elementary school, "Hill-Harbison" House and San Marino Community Church. Lot sizes range from 10,000 to 12,000 square feet. There are two types of street patterns in the neighborhood. The northern portion centers around the circular Bedford Drive and two cul-de-sacs, Waverly and Durklyn. In the southern area, the short streets between Sherwood and Lorain provide a village feel to this neighborhood.

Southwest Neighborhood

This neighborhood is located south of Huntington Drive, west of Virginia Road and north of the City boundary. West of St. Albans, the north-south streets take on a curvilinear form. There are several significant nodes in the neighborhood where road intersections are very wide and prominent. These include the crossing of Old Mill and Roanoke and just south of there, the intersection of Old Mill, Sherwood and Lorain. Homes in this neighborhood are older. Lot sizes are typically 12,000 square feet. This neighborhood is adjacent to the West Huntington Drive commercial area.

Mission Neighborhood

This surprisingly diverse neighborhood is like an island of San Marino bounded by Huntington Drive on the south and the cities of South Pasadena and Pasadena to the north and west. In many ways, the urban form of the neighborhood is seamless with that of the adjacent cities. The city boundary cuts through blocks. Residences can be described as "character houses" on small lots. Many of them are Spanish and Monterey style homes, though not exclusively. Lot sizes are typically 9,000 square feet. There is a newer subdivision along Wilson Avenue that was developed in the 1960s, when a family estate was subdivided. This is an obvious anomaly in this older neighborhood as much because of the cul-de-sac streets as the architecture of the homes. This type of subdivision was common in San Gabriel Valley cities during the period and in many ways marks the end of one part of local history and the beginning of another. There are a few other unique features to the Mission neighborhood. One is that the Mission commercial

district is located entirely within this residential area. Another is that the only two traffic signals within a residential neighborhood of San Marino occur at Los Robles and Wilson and Los Robles and Monterey. A third is that the Southwestern Academy marks the entry into this neighborhood along Monterey Road and finally, Stoneman School marks the entry to this neighborhood along Huntington Drive.

Lacy Park Neighborhood

This neighborhood, east of Oak Knoll and west of Virginia to the north of Huntington is characterized by the rustic quality of Old Mill Road which is at its center. Lacy Park is at the east side of this neighborhood. The geography of this area has a gently rolling feel and, from Huntington Drive, it serves as an entry point to the hilly estate area in the City. Larger homes are on lots that are typically 20,000 square feet. Many visitors to San Marino would recognize this area because of "Christmas Tree Lane" – the annually decorated deodar cedars along St. Albans Road.

Central Huntington Library Neighborhood

This neighborhood is two blocks deep, located east of Lacy Park and along the southern boundary of The Huntington and north of Huntington Drive. Lot sizes are typically 15,000 square feet. Homes in this neighborhood date from the 1930s to the 1950s. They are frequently ranch style homes and usually single story.

Estate Area

The Estate area is most noted for its hilly geography, dense foresting and large, private lots ranging in size from 30,000 square feet in the southern half of the neighborhood to 60,000 square feet in the northern half. Streets are curvilinear and many are without sidewalks. Many lots are gated.

North Huntington Library Neighborhood

This area is bounded by The Huntington to the west, an unincorporated Los Angeles County area to the north and Sierra Madre Boulevard to the east. Lot sizes in this area are 20,000 square feet and the streets are gently curved and wide to the north with a pocket of streets in the southern portion that have lots ranging from 15,000 to 17,000 square feet. There are sidewalks on many streets but low profile street trees. This combination of wide streets, large lots and lower street trees gives a sense of openness to this neighborhood. Like the Estate Area and the Southeast Area, this neighborhood is not directly adjacent to commercial and/or public/institutional uses.

Winston Avenue Neighborhood

This area north of Huntington Drive is bounded by Sierra Madre Boulevard to the west, San Marino High School and Santa Anita Avenue to the east and Lombardy Road, San Gabriel Boulevard, and the City boundary at the north. It is not as well defined geographically as other neighborhoods and is more defined by the age of the structures and street patterns in the neighborhood. This neighborhood is anchored by the gently rolling streets around Coniston and Kenilworth and the “romance revival” architecture of the homes. The neighborhood continues north along Winston where streets and parkways are wide. There are sidewalks, mature trees, and a predominance of two-story homes, often in the Mediterranean and Spanish styles. Lots sizes are in the range of 12,000 square feet.

San Marino High School Neighborhood

This neighborhood, to the east of Santa Anita Avenue and the High School is distinctly different from the neighborhood to its west, largely due to the later period of development. There is a predominance of single-story ranch homes, fewer sidewalks and parkways and lower profile street trees. There is a similarity in development period and street configuration between this neighborhood and the East Lorain Road neighborhood. However, Huntington Drive divides the two into two separate areas. Also, lot sizes in this neighborhood are typically 12,000 square feet.

San Marino's Commercial Areas

The four commercial areas in San Marino – Huntington Drive East, Huntington Drive Central, Huntington Drive West, and Mission Street – make up just a small portion of the City's overall land area. Development constraints upon lots in these commercial areas allow for no setbacks at the front or side property lines, a 25 foot setback at the rear property line, and a maximum building height of 30 feet. Most of the commercial buildings in these areas have been developed along these lines. The most important constraint upon commercial development within the City, however, is the availability of parking. Since most of the lots in the commercial areas were created in the 1920's and 1930's, they are mostly small, individually-owned parcels with an extremely limited amount of on-site parking. For these reasons, building density within the commercial areas has remained fairly constant, with a ratio of building floor area to lot size of less than 2:1. The commercial areas of the City are discussed in further detail in the economic development section of this chapter.

San Marino's Cultural Treasures

El Molino Viejo (The Old Mill) is situated in northwest San Marino approximately two miles from the Mission San Gabriel. It was completed in 1816 as a gristmill for the Mission. It is estimated that 1,644 converted Gabrielino

Indians were part of the mission community when the mill was built. The name is attributed to the fact that a new mill was built for the Mission in 1823. During the settlement of California in the mid-19th century, the Old Mill came into private ownership and was converted into a residence. In 1903, this property was acquired by Henry Huntington. The Old Mill structure was used as the clubhouse for his hotel golf course. In 1927, Huntington's heirs once again used the Old Mill as a residence. The property was bequeathed to the City of San Marino in 1962.

Currently, the property is owned by the City and operated by the Old Mill Foundation. It is a California State Historical Landmark. Prior to 1995, the California Historical Society provided some financial support for Old Mill operations. As the funds were gradually withdrawn, the Old Mill Foundation, a non-profit charitable organization, was founded in 1995 to raise funds and operate the Old Mill facility. The City funds the utilities and participates in building and grounds maintenance as needed.

The Old Mill Foundation has established three priorities for the property – *education, cultural life, and outreach*. Public use of the site is encouraged while its location in a residential neighborhood is recognized. The Old Mill Foundation has developed facility use guidelines and procedures that optimize its goals while minimizing adverse impacts on neighbors.

The Huntington Library, Art Collections and Botanical Gardens, also familiarly known as “The Huntington”, “Huntington Library” and “Huntington Gardens” is a jewel in the City's crown. A private nonprofit institution, The Huntington was founded in 1919 by railroad and real estate developer Henry Edwards Huntington and opened to the public in 1928. This remarkable cultural institution is unique in that it combines multiple cultural resources – art collections, botanical collections, and literary collections – in one place. This is a resource facility with an expanding educational function as well. The Huntington is a land use that can be closely regulated by the City, and development plans are required to be reviewed and approved. The City prefers to think of itself in partnership with The Huntington, as it is with the Old Mill Foundation.

Goals, Objectives and Policies

The City of San Marino has established the following broad land use goals. The objectives and policies of this chapter are intended to aid the City in reaching these goals:

1. Maintain the residential character of San Marino.
2. Protect the single-family home pattern of development in San Marino neighborhoods.
3. Protect existing lot sizes and discourage lot subdivisions that are incompatible with the neighborhood in which they are located.

4. Support unique commercial areas - business activities should meet the needs of local residents while recognizing that some businesses are attractive regionally.
5. Perpetuate a healthy, but contained and limited, commercial environment as a service and convenience to San Marino residents, without detrimental encroachment upon the single-family areas of the community.
6. Accommodate future needs for municipal facilities.
7. Protect existing and, where practical and feasible, provide for more recreational space for residents.
8. Cooperate with The Huntington and support the Old Mill as local cultural resources.
9. Ensure high quality design characteristics of existing and proposed structures in San Marino.
10. Ensure that new development is compatible with established neighborhoods.
11. Preserve significant historic properties on the State Register and National Register.
12. Maintain the current standard of high-quality and well-maintained properties.
13. Maintain reasonable buffers between residential neighborhoods and commercial uses in the City.
14. Establish policies for on-site parking for all uses and allow for adequate alternative parking sites for commercial uses.
15. Protect property values.

Land Use Objectives and Policies

The following land uses are identified on the General Plan Land Use Map on page II-1A. The map shows land use designations for each property within the City.

Residential Land Uses

Objective L.1 Estate Residential (0-2 d.u./acre)– Provide an estate area with large lot sizes in the hilly terrain of the northwestern area of the City for single-family residential use.

Policies:

Maintain the existing policy that typical lots remain in excess of one acre in size.

Maintain buildable square footage and setback requirements that are proportionate to lot size.

Allow single-family residences, “second units” as defined by the City of San Marino in order to meet state housing requirements, and limited accessory structures to the primary residence.

Objective L.2 Very Low Density Residential (2-4 d.u./acre)– Provide residential area districts with large lots in traditional neighborhood patterns for single-family residential use.

Policies:

Maintain lot sizes between 12,000 and 30,000 square feet in size, as determined consistent with the predominant lot sizes in the district.

Maintain buildable square footage and setback requirements that are proportionate to lot size.

Allow single-family residences, “second units” as defined by the City of San Marino in order to meet state housing requirements, and limited accessory structures to the primary residence.

Objective L.3 Low Density Residential (4-6 d.u./acre)– Provide residential area districts that reflect the predominant pattern of residential development in the City – single-family development on standard size residential lots.

Policies:

Maintain lot sizes between 9,000 and 12,000 square feet in size depending on the district and based on the predominant lot sizes in the area.

Maintain buildable square footage and setback requirements that are proportionate to lot size.

Allow only single-family residences and limited accessory structures to the primary residence.

Objective L.4

Protection against vacant lots in residential areas –
Minimize the impact of vacant lots in residential areas.

Policies:

Require that building permits for a replacement structure be issued before demolition is permitted.

Where appropriate, require safety fencing and landscaping.

Objective L.5

Neighborhood Character – Preserve the character of existing neighborhoods.

Policies:

Place limits on mass, scale, and site placement of new construction and additions.

Maintain residential design guidelines that require compatibility with the neighborhood, while still allowing for design choice.

Prohibit parking of vehicles in front yards, except as permitted for short-term parking in driveways.

Encourage parking of vehicles in garages.

Objective L.6

Residential property maintenance – Eliminate unsightly conditions on residential properties.

Policies:

Enforce weed abatement policies.

Enforce abandoned vehicle policies.

Enforce ordinances prohibiting deteriorated structural conditions, e.g., peeling paint, missing stucco, broken windows and shutters, etc.

Heighten property owner awareness by periodically distributing property maintenance information and suggestions.

Take prompt and consistent code enforcement action when violations are identified.

Provide community development block grant (CDBG) funds to qualifying property owners when needed to maintain and rehabilitate residential properties.

Objective L.7 **Trees and tree trimming** – San Marino’s mature urban forest should be protected.

Policies

Require city permits prior to tree removal from private property.

Require replacement trees where appropriate on private and public property.

Provide guidelines for proper pruning of trees on private property.

Publicize information regarding tree trimming from time to time, to raise property owner awareness of requirements.

(see also Chapter Three, Section Three – Tree Preservation)

Commercial Land Uses

Objective L.8 **Huntington Drive** – Designate areas for commercial use on Huntington Drive consistent with existing commercial locations.

Policies:

Limit building height and mass to maintain a suburban scale to the commercial district.

Prohibit uses that would have a significant negative impact on adjacent residential areas.

Encourage a variety of retail, professional services, and medical uses intended to meet the needs of San Marino residents.

Allow flexibility in the use of existing structures to minimize vacant storefronts.

Encourage pedestrian-oriented uses and design, such as outdoor dining.

Consider the adoption of a specific plan to implement land use and economic development strategies on Huntington Drive.

Objective L.9

Mission Street – Designate an area for commercial use on Mission Street consistent with existing commercial structures and activities.

Policies:

Encourage pedestrian-oriented uses and design, such as outdoor dining.

Maximize retail uses on the first floor that are open to the general public.

Prohibit uses that would have significant negative impacts in the way of noise, smells, and other nuisances on nearby residential neighborhoods.

Encourage a variety of retail establishments.

Consider the adoption of a specific plan to implement land use and economic development strategies on Mission Street.

Historical and Cultural Land Uses

Objective L.10

The Huntington Library, Art Collections, and Botanical Gardens (“The Huntington”) – Maintain a unique land use district for the purpose of maintaining the site as a recognized cultural center.

Policies:

Maintain a strong relationship with The Huntington to ensure that the City is supportive of this landmark.

Allow for a variety of cultural, educational, assembly, retail, and open space uses within the site.

Establish maximum hours of operation to limit impacts of visitors on adjacent residential neighborhoods.

Discuss master plans prepared by The Huntington on a periodic basis and work cooperatively toward implementation of future development and new uses within the site.

Require City approvals for additions, new construction, and intensification of use within The Huntington site.

Work cooperatively with The Huntington to ensure that operations are regulated in a way that is mutually beneficial to The Huntington and the City.

Work cooperatively with The Huntington to manage circulation, in order to minimize impact on surrounding streets.

Objective L.11

The Old Mill – Maintain this historic resource owned by the City and operated cooperatively with the Old Mill Foundation.

Policies:

Provide political, financial, governance, and human resource support to the Old Mill Foundation as needed.

Allow for a variety of cultural, educational, assembly, retail, and open space uses within the site.

Require discretionary approvals for additions, new construction, and changes of use within the Old Mill site.

Work cooperatively with the Old Mill Foundation to ensure that operations are regulated in a way that is mutually beneficial to the Old Mill and the City.

Maintain property usage guidelines, including maximum group sizes and maximum hours of operation, to limit adverse impacts of visitors on adjacent residential neighborhoods.

Monitor and manage circulation in order to minimize adverse impacts on surrounding streets.

Encourage the Old Mill Foundation to continue to increase net revenues for Old Mill operations.

Open Space

Objective L.12 **Lacy Park.** Maintain Lacy Park as open space for recreation and enjoyment by San Marino residents.

(Refer to Natural Resources and Community Services Chapters for objectives and policies pertaining to Lacy Park.)

Section Two - Economic Development

Purpose

The purpose of including an economic development section in the General Plan is to promote a successful commercial sector in San Marino that meets the needs and expectations of the community. While private market forces play the greatest role in creating successful commercial areas, the City, through its action or inaction, can influence the success of commercial areas.

Some of the benefits of having a successful commercial sector include City identity, aesthetic quality, quality of life for residents and business owners and employees, public/private partnerships, and revenues from property and sales taxes. The City has a role in creating commercial areas that meet its goals, namely through the environmental and permitting process, zoning requirements, and fees.

The City has been proactive in the economic development process by creating dialogue between the City, residential community, and business community. Activities such as the installation of banners and parking signs on and adjacent to Huntington Drive have resulted from discussions geared toward enlivening the business district.

While it is understood that viable commercial activity in an urbanized area must be patronized by a larger concentration of consumers rather than just the residents of San Marino, it is not the City's goal to establish a destination retail area such as Old Pasadena. The amount and location of commercial area in the City is well established. There is no pressure from either the business community or residential community to expand the City's commercial areas – three locations on Huntington Drive and one on Mission Street. The goal is to update and modernize the building stock and encourage enterprises that meet existing and future needs of customers.

Overview of Existing Conditions

Commercial enterprises in San Marino occur in four areas of the City. Three of these areas have frontage on Huntington Drive; the fourth area is on Mission Street.

Huntington Drive

Huntington Drive was developed along the Pacific Electric right-of-way. Early San Marino residents remember that the commercial areas along Huntington Drive were located at railway stops. Each commercial area had a market, gas station, drug store, and barbershop. The area at the intersection of Huntington

Drive and Sierra Madre Boulevard was larger because two lines converged at this intersection.

The resulting development pattern that remains today consists of a linear row of storefronts facing Huntington Drive, generally one lot deep. There is an alley and parking behind the storefronts in most locations. There is a sidewalk between the storefronts and the street. Angled street parking in front of the stores provides a buffer between the pedestrians and busy traffic.

The three business areas on Huntington Drive are not contiguous. Therefore, even though the lot sizes and development patterns are similar, there is no connection between these commercial areas. Also, the width of Huntington Drive with three lanes of traffic in each direction and a wide median act to separate the north from the south side of the street. When approaching the commercial areas by car, it is possible to visually identify both the north and south sides of the street as a commercial area. However, it is difficult to access businesses on the opposite side of the median. Even if a shop looked interesting to someone driving by, it is unlikely that the driver would take the time to turn across traffic lanes and the median to go back and visit the shop. Further, because the businesses are in a row, i.e. along one street and not clustered, it is difficult to identify any one of these commercial areas as a "district," "center," "downtown," or other term often used to describe commercial areas.

Huntington Drive East. This is the smallest of the four commercial areas, one and one-half blocks long. Commercial and religious uses are located in this area at the eastern entry to the City at San Gabriel Boulevard. There is also a post office and a parking area on the south side of Huntington Drive.

The City's Commercial Plan, adopted in 1998, suggests that the high vacancy rate might lead to new development in this area. There is a high volume of street traffic but low residential density. Therefore, any new development and uses in this location would be oriented to patrons arriving by vehicle rather than pedestrians. That said, this commercial area serves as an entry point to the East Lorain Road neighborhood. It is an important physical buffer to the neighborhood and can be easily accessed by foot. Uses that serve both larger populations, as well as the neighbors such as the post office, are desirable.

Huntington Drive Central. This is the largest of the City's four commercial areas. Retail, professional office, and service uses are common in this area. City Hall, Fire Department and Police Headquarters are also located in this area. Based on current square footage and use types, there is adequate on- and off-street parking. The City has installed parking signs to direct patrons to the parking areas behind the buildings. One of the problems is that, with a few exceptions, there are no

passthroughs from the rear of the buildings to the sidewalk in the middle of these blocks.

It is estimated that the full length of this five-block area could be walked in fifteen minutes. However, there are constraints to doing this. The primary constraint is the heavy traffic on Huntington Drive and Sierra Madre Boulevard/San Marino Avenue that deters pedestrians from strolling across the street. In fact, it is more likely that a visitor will park for a north-side business and re-park for a south-side business than to walk across Huntington Drive to patronize both a north- and south-side establishment.

Huntington Drive West. This commercial area is primarily on the south side of Huntington at Granada. There is also one property for commercial use at the five-point intersection of Garfield, Los Robles and Huntington. Although it is a small area, this is a viable commercial area. The architecture is attractive, there is a low vacancy rate, and there is a mix of retail, restaurant, office, and service businesses that are appropriate for this location. Sussex Road, parallel to and just south of Huntington Drive, provides a transition between the commercial area and the Southwest residential neighborhood.

Mission Street

The other location for commercial enterprise in the City is along a three-block section of Mission Street. Like Huntington Drive, the development is linear in nature. However, because of the small scale of the area, the narrower width of the street (58 feet), and 11-foot wide sidewalks, this commercial area has a greater sense of place and definition than that along Huntington Drive. This village charm attracts commercial boutique-type uses.

The primary challenge of the Mission Street commercial area is the interface between the commercial area and the neighboring residential streets. Off-street parking supply is adequate using the Institute of Traffic Engineers parking rates for each use. However, parking supply is inadequate according to municipal code requirements that are based on square footage. More importantly, because of location and access issues related to off-street parking, as well as the proximity of the business area to surrounding residential streets, there is a higher likelihood of a customer parking on a nearby residential street and walking a few yards, rather than searching for a hidden parking space. The City has undertaken the purchase of a commercial lot on Mission Street to provide a publicly accessible parking area in order to relieve the business related parking on residential streets.

Financial Information

Historically, San Marino has not been a regional destination for commercial activity, but a few local businesses draw from a broader area. Most residents shop

in surrounding communities on a regular basis. For example, there is not a supermarket in San Marino, so even basic shopping needs are conducted in other locations.

It has not been the policy of the City to change the nature of its commercial areas in order to increase its tax revenues. Total commercial sales tax revenues to the City are approximately \$450,000 annually, a small percentage of total revenues.

The goal of economic development in San Marino is to provide commercial services and retail businesses to local residents that also serve to enhance San Marino's reputation as a quality community. According to data regarding current business activity in the City, there are four general categories that can be applied to most business types – service, retail, restaurant, and home-based businesses.

Service businesses, such as banks, service stations, repair shops, and the like, represent about twenty-six percent of the businesses in the City. Retail is forty-two percent of the businesses, and restaurants are ten percent of the businesses. There is not a significant amount of sales tax revenue generated by home-based businesses.

Opportunities and Constraints

1) Opportunities

- a San Marino has established commercial districts on Huntington Drive.
- b Huntington Drive has high traffic volume (averaging 30,000 trips per day) theoretically affording a great deal of visibility to consumers.
- c The commercial building stock in San Marino is well maintained despite its age.
- d The City has engaged in dialog with the residential and business communities about economic development.
- e A commercial plan was developed by the City in 1998.
- f Commercial design guidelines were first implemented in 1998.
- g Architectural design within the commercial areas is sensitive to and in scale with adjacent residential neighborhoods.
- h The total number of parking spaces on Huntington Drive, including parking behind buildings, is adequate (see constraint f below).
- i Businesses can be mobilized to share parking.

2) Constraints

- a The width of Huntington Drive and heavy traffic flows are barriers to pedestrian movement between the north and south sides of the street.
- b There is inadequate parking in the Mission Street commercial area during periods of high demand.
- c Much of the commercial building stock is aging and more expensive to maintain.

- d Small parcel sizes limit the cost effectiveness of new construction in many locations.
- e San Marino can be a difficult environment in which to thrive for certain businesses, such as restaurants, because of size of buildings, limited parking, and adjacency to residential neighborhoods.
- f Parking is not always distributed where it is needed most.

Goals, Objectives and Policies:

- 1. Maintain commercial land use patterns.
- 2. Strengthen the attractiveness and economic viability of the several distinctive business areas that make-up the community.
- 3. Build long-term partnerships between businesses, business organizations, and the City in order to recruit and retain desirable businesses.
- 4. Maintain high design quality in new developments and remodels.
- 5. Maintain a balance of uses that meet the needs of residents.
- 6. Consider selective financial support for public improvement projects in the commercial areas when needed to attract and retain businesses.
- 7. Consider creating a civic plaza that is attractive to pedestrians and a focal point for gathering.

Objective L.13 Provide a business friendly environment in San Marino consistent with community values.

Policies:

Maintain a close relationship with the Chamber of Commerce and its activities.

Maintain a streamlined permitting process.

Encourage City departments to buy locally when quality and prices are competitive.

Objective L.14 Discourage commercial parking in residential neighborhoods.

Policies:

Work with existing and potential businesses on parking plans for employees and customers.

Consider appropriate land purchases for parking.

Create commercial parking districts where appropriate and assist districts in the purchase of land for additional parking if warranted.

Limit commercial parking on residential streets.

Increase signage to direct customers to appropriate parking.

Encourage businesses to share parking.

Encourage a mix of uses in commercial areas that lead to customers linking their trips – visiting more than one business in the area to reduce the demand for additional parking spaces.

Objective L.15 Limit number and duration of vacant storefronts.

Policies:

Allow flexibility in the use of existing structures to minimize vacant storefronts.

Work with Chamber of Commerce to encourage new businesses to come to San Marino.

Objective L.16 Support usage of San Marino businesses by San Marino residents and businesses.

Policies:

Make restaurants attractive to more diners by continuing to allow sale of alcoholic beverages and promoting outdoor dining.

Allow for a good mix of businesses that includes service businesses such as financial institutions, dry cleaners, salons, and retail businesses and others that meet the daily needs of residents.

Objective L.17 Encourage a pedestrian oriented business community.

Policies:

Consider scale and orientation of storefronts when approving new construction and remodels.

Allow signage at appropriate pedestrian scales that can be seen easily by individuals walking along the street.

Incorporate landscape and other interesting streetscape features in the business community.

Encourage outdoor dining and outdoor retail display.

Objective L.18 Maintain a high quality of function and design.

Policy:

Implement the City's commercial design guidelines that address the four commercial areas of the City.

Objective L.19 Create a stronger sense of place and more traditional "boulevard" feel on Huntington Drive.

Policies:

Evaluate the reconfiguration of Huntington Drive in the Civic Center/Central area to narrow the median and widen sidewalks in order to mitigate the barrier effect caused by high volumes of traffic on Huntington.

Encourage commercial property owners to update and modernize their buildings, in order to attract high-quality, community-serving businesses.

When property owners improve commercial properties, encourage the creation of smaller subspaces, such as arcades and plazas, within the existing commercial districts.

Use paving, signage, artwork, banners, and other techniques to demarcate entry points and centers within the commercial area.

Consider developing a streetscape master plan along Huntington Drive including street furniture, pedestrian lighting, and new landscape options.

Encourage unique specialized retail businesses that serve City residents and require a regional customer base for success.

Objective L.20 Evaluate the creation of a public space (civic plaza) that can be a community-gathering location serving pedestrians and shoppers.

Policies:

Evaluate the physical restructuring of the intersection at Huntington Drive and Sierra Madre Boulevard/San Marino Avenue to create a plaza area or areas. Improvements might include seating, lawn and garden areas, an information kiosk, and other attractive landscape features.

Utilize the plaza area for community activities where appropriate. Activities might include holiday events and events sponsored by the business community.

Objective L.21 Cooperate with the Chamber of Commerce in producing new business orientation materials.

Policies:

Encourage local lenders to assist small business owners with financing needs.

Provide information regarding requirements for home-based businesses in the City.

Develop a marketing brochure to attract new businesses.

Objective L.22 Work with the Chamber of Commerce on marketing materials for promoting shopping in San Marino.

Policies:

Periodically highlight local businesses and/or commercial districts in City publications.

Produce a flier for residents, businesses, film studios, and area hotels and visitor's bureaus regarding local businesses to promote their patronage.

Maintain links on the City's website to the Chamber of Commerce and local businesses.

Highlight new business openings.

Section Three - Preservation

Overview of Existing Conditions

Most of the housing stock and other buildings in the City were built prior to 1950. There are eight sites in the City that have been designated by the State and/or Federal government as historic landmarks in the City. These are:

Name	Address	State	National
City Hall/Fire Department	2200 Huntington Drive	Listed on register	N/A
Michael White Adobe	2701 Huntington Drive	Listed on register	N/A
Governor Stoneman Adobe	1912 Montroble Place	Landmark #669	N/A
El Molino Viejo	1120 Old Mill Road	Landmark #302	National Register
The Huntington Library, Art Collections, and Botanical Gardens	1151 Oxford Road	Listed on register	N/A
Stoneman School	1560 Pasqualito Drive	Listed on register	N/A
Lacy Park Restroom	1485 Virginia Avenue	Listed on register	N/A
Edwin Hubble House	1340 Woodstock Road		National Register
Thurnher House (Locally Designated)	1475 Virginia Avenue	N/A	N/A

The City has an intensive design review process and has adopted residential design guidelines. These include detailed text and illustrations intended to ensure the compatibility of overall architecture as well as architectural detailing with existing development. Currently, a design review committee appointed by the Council reviews development plans to ensure compatibility with the existing historic fabric of San Marino neighborhoods. Alterations to property visible from public view as well as all new construction are scrutinized. The City has been satisfied that this process has protected properties that would otherwise be inappropriately altered.

Purpose

The purpose of establishing a policy is to recognize historic resources in the community. Preservation of significant historic structures is desirable in San Marino to ensure the city's unique sense of place.

Because of changes in the California Environmental Quality Act in the last few years (Section 15064.5), it is increasingly likely that the issues of historic status and integrity are going to be introduced into the public discussion of demolitions, major alterations, and new construction that occurs in the city. A review of buildings that are potential historic resources potentially allows the City to quickly respond and justify its position when issues arise as to whether or not a property has historic value.

Goal, Objectives and Policies

Protect the historical and culturally significant resources that contribute to community identity and a sense of history.

Objective L.23 Review existing listed resources and determine appropriate action for state and national listings.

Policies:

Consider whether or not resources are appropriately placed on current lists.

Recognize, publicize, and maintain the sites that are locally significant.

Identify significant architectural, cultural, and historic resources within the city that would qualify for the state or national register.

Cooperate with the San Marino Historical Society and other community groups involved in recognizing the City's history.

Objective L.24 Encourage the preservation of significant architectural, historic, and cultural resources.

Policies:

Encourage the identification of areas and structures of historic, architectural, and cultural significance within the city.

Any designation based upon area, site or structure within the city should be subject to the City's approval.

Any designation of a property within the City should be subject to the property owner's approval.

Objective L.25

Encourage and provide incentives to achieve preservation of significant architectural, historical, and cultural buildings and neighborhoods.

Policies:

Support tax incentives and other methods deemed mutually agreeable to the City and the property owner, which will help to preserve historic resources.

Consider the relaxation of current building and zoning codes, as necessary, to preserve significant structures, while ensuring that basic health and safety goals are met.

Provide information to property owners who desire such information on how to rehabilitate, research, and appreciate their architecturally, historically, and culturally significant property.

Implementation Measures

The following measures are suggested to implement the goals, objectives and policies of the Land Use Chapter. Please refer to the corresponding objectives and policies for the specific language associated with each implementation measure. These are noted as “R” – Required, “C” – Currently in place, and “O” – Optional, only if corresponding policy is implemented.

<u>Implementation Measure</u>	<u>Related Objective(s)</u>	<u>Status</u>	<u>Time Frame</u>	<u>Responsible party</u>
Zoning Ordinance	L.1-L.12, NR.17	Update R	Completion 2004	Planning Department
Residential Design Guidelines	L.5	C	ongoing	Planning Department
Tree Preservation Ordinance	L.7	C	ongoing	Planning and Public Works Departments
Commercial Design Guidelines	L.8, L.9, L.17, L.18	C	ongoing	Planning Department
Zoning Map	L.12	R	Completion 2004	Planning Department
Mission Street Specific Plan	L.9	O	2006	Planning Department
Huntington Drive Specific Plan	L.8	O	2006	Planning Department
Commercial parking districts	L.14	O	As appropriate	City Manager's Office
Streetscape Master Plan	L.19	O	2005	Planning and Public Works Departments
Reconfiguration of Huntington Drive	L.19, L.20	O	2015	Planning and Public Works Departments; Police and Fire Departments
Business marketing information	L.21, L.22	R	2005	Chamber of Commerce and Planning Department
Historic Preservation Program	L.23-L.25	O	2008	Planning Department
• Ordinance		O		
• Protect Designated Properties		O		
• Adopt state historic building code		O		
• Implement tax incentives		O		

**INITIAL STUDY AND NEGATIVE DECLARATION
FOR 375 HUNTINGTON DRIVE**

The City of San Marino has analyzed and completed an initial study for the following project:

**ZONE CHANGE ZC17-01
375 HUNTINGTON DRIVE, (HUNTINGTON LP)**

The applicant requests to change the zone of the subject property from R-1 District VII to C-1 Commercial so that it is consistent with the General Plan Land Use designation for the subject property pursuant to City of San Marino Code 23.01.06.

Based on the attached initial study, the City has determined that there is no potential for the project to have a significant effect on the environment. The notice of intent to adopt the negative declaration was published in the San Marino Tribune on April 15, 2018 and June 14, 2018.

ATTACHMENT B - EXPLANATION OF CHECKLIST DETERMINATION

I. AESTHETICS

Would the project:

a) Have a substantial adverse effect on a scenic vista?

No Impact. There will be no impact on a scenic vista. The project proposes no exterior physical changes to the structure or lot.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. There are no State scenic highways within the City or in close proximity to the Project site. Therefore, the project would not have the potential to substantially damage scenic resources along a state scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. There will be no degrading of existing visual character; the project proposes no exterior physical changes to the structure or lot.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. There will be no new lighting source associated with the project. Existing exterior lighting for the rear parking lot are down casted and will not resulted in a light pollution or glare to residential properties to the north. Future projects involving parking area with lighting or exterior lighting on the structure will be required to provide down casted lighting fixture in accordance with development standards stated in Article 03, C-1 Commercial Zone of the City Codes.

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site does not include farmland and has not been identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the California Resources Agency.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. There is no farmland or designated agricultural use in the City. The project site is not under a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The project site is located within an urban area. The City of San Marino has no designated forest land or timberland.¹

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As described in Response II.c, no impact would occur on forest land.

¹ City of San Marino Final Draft General Plan, October 2003, page 74.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As described in Response II.c, no farmland or forest land is located within the City limit. Therefore, no impact on farmland or forest land would occur.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The project will not conflict with the applicable air quality plan. The project proposes no exterior physical changes to the structure or lot and the current uses consisting of professional offices and retail businesses do not generate odor, dust, or impact air quality in the City.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. As discussed in Response III.a, the project will not violate any air quality standard or contribute substantially to a violation as the current uses do not generate air quality impact.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

No Impact. As discussed in Responses III.a and III.b, the proposed project involves no exterior physical changes to the structure or lot and the continuance of current uses will not result in a considerable net increase of pollutants.

d) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. As discussed in Responses III.a, III.b and III.c, the proposed project will not generate emissions and does not have the potential to affect nearby sensitive receptors, including single family uses located north of the project site, through substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?

No Impact. The proposed project will not generate or emit objectionable odors as the current professional office and retail uses will remain and no new use is being introduced with the zone change request (project).

IV. BIOLOGICAL RESOURCES

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The proposed project involves no exterior physical changes to the structure or lot and current commercial uses on the property. The project will not have an adverse impact on wildlife or their habitats.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact. As indicated above, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in City or regional plans, policies, or regulations administered by the CDFG or USFWS.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. There are no federally protected wetlands in the City.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites?

No Impact. The project involves a zone change from R-1, Residential to C-1, General Commercial, the current commercial uses on the property will remain and the project would not interfere substantially or impact established native wildlife corridors.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The project proposes no exterior physical changes to the structure, lot, and the current commercial uses, and would not conflict with any local policies protecting biological resources.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. There is no adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan in place in the City

V. CULTURAL RESOURCES

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. There would be no impact on historical resources. The project proposes no exterior physical changes to the structure or lot. The Norwood and De Longe Architectural firm designed the building in 1959 and the building has not been recognized or designated as a historic resource under national, state, and local registers.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

No Impact. No part of the City is known to have archaeological resources.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. No part of the City is known to have paleontological resources or unique geologic features.

d) Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. No known traditional burial sites or other type of cemetery use has been identified within the Project site. The site has been previously disturbed and is presently developed as a single-story commercial structure with a underground parking level along an established commercial corridor in the City.

VI. GEOLOGY AND SOILS

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The project site is not located in an Alquist-Priolo Earthquake Fault zone and therefore would not expose people or structures to potential adverse effects resulting from seismic ground shaking.

ii) Strong seismic ground shaking?

No Impact. The project proposes no exterior physical changes to the structure or lot and the project would not expose people or structures to substantial adverse effects during a seismic event.

iii) Seismic-related ground failure, including liquefaction?

No Impact. According to the City of San Marino General Plan Hazards Map, the project site is not located within a designated Liquefaction Zone.

iv) Landslides?

No Impact. The topography of the project site is relatively level and the site is not located within an area identified as having the potential for earthquake-induced landslides.

b) Result in substantial soil erosion or the loss of topsoil?

No Impact. The project proposes no exterior physical changes to the structure or lot.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. The project proposes no exterior physical changes to the structure or lot therefore will not cause soil to become unstable.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. The project involves no alteration to the existing structure and lot, the project will not disturb soil and the project site is not located on expansive soils.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The project site would be served by existing sewer infrastructure and no septic tanks or alternative wastewater disposal systems would be required.

VII. GREENHOUSE GAS EMISSIONS --

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. The project involves no alteration to the existing structure and the lot, existing commercial uses remain the same, therefore the project will not generate greenhouse gas (GHG) emissions which have the potential to either individually or cumulatively result in a significant impact on the environment.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The project proposes no exterior physical changes to the structure or lot.

VIII. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. The project does not involve the use of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. The project does not involve the use of hazardous materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The project does not involve the use of hazardous materials and will not emit hazardous emissions.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. Staff has reviewed the hazardous sites listed under Government Code Section 65962.5 and has found that none exist within the City.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The project site is not within an airport land use plan or within two miles of a public airport or public use airport. There are no airport land use plans within the City.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The project site is not within the vicinity of a private airstrip. There are no private airstrips in the City.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The project involves the change in zoning designation from R-1, Residential to C-1, General Commercial, this change will not interfere with emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. There are no wildland in the City.

IX. HYDROLOGY AND WATER QUALITY –

Would the project:

a) Violate any water quality standards or waste discharge requirements?

No Impact. The project proposes no exterior physical changes to the structure or lot. Future uses proposed will have to comply with zoning standards, all applicable water quality standards and waste discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The project would not interfere with ground water supplies.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact. The project site is developed with an existing commercial structure and the proposed zone use would not substantially alter the drainage pattern of the site. Future construction and projects are subject to City Engineer review to ensure that drainage pattern of the site is maintained.

d) Substantially alter the existing drainage pattern of the site or area, including through the alternation of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact. As stated above, the project site contains an existing commercial structure and the proposed zone change would not substantially alter the drainage pattern of the site.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. The proposed zone change would not generate or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

f) Otherwise substantially degrade water quality?

No Impact. The project involving a zone change from residential to commercial, without introduction of new uses or new structures therefore the project would have no impact on the water quality.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The Project site is not located within a 100-year flood hazard area. As designated on the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) the City of San Marino is located within Zone X, an area of minimal flood risk.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. As stated above, the Project site is not located within a FEMA designated 100-year flood hazard area.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. No sources of flood hazard have been identified within the City of San Marino. The project will not result in people being exposed to risks associated with flooding.

j) Inundation by seiche, tsunami, or mudflow?

No Impact. The project site is located approximately 23 miles northeast of the Pacific Ocean and does not lie in close proximity to an enclosed body of water. Therefore, the potential for exposure of people to a seiche or tsunami would be low. As the project site and surrounding area are relatively flat, the potential for mudflows to occur on site is also low. Therefore, no impacts associated with the inundation of seiche, tsunami, or mudflows would occur. Therefore, no further evaluation is necessary.

X. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

No Impact. The project site is within an existing commercial structure along an established commercial corridor at the west end of the City boundary, the zone change from residential to commercial would not have the potential to physically divide an existing community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The project to change the zoning designation from residential to commercial would not conflict with any established land use plans and policies designed to avoid an environmental effect. In fact, the zone change will achieve consistency between the general plan and the zoning designation for the property.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. As described in Response IV.f, there is no adopted HCP or NCCP that includes the Project site.

XI. MINERAL RESOURCES

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The project site is located within an urbanized area. No mineral resources are known to exist within the City.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As described in Response XI.a, no mineral resources are known to existing within the City.

XII. NOISE

Would the project result in:

a) Exposure of persons to or generation of noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact. The project would not increase existing noise levels associated with current general commercial uses.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Impact. The project proposes no exterior changes to the structure or lot and would not generate excessive groundborne noise and vibration.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. The project proposes no alteration to the existing structure and existing commercial uses therefore the project would not permanently increase the ambient noise levels in the project vicinity.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. As discussed above, the project proposes no alteration to the existing structure and existing commercial uses therefore would have no impact on the ambient noise levels in the project vicinity.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is not located within an airport land use plan area or within two miles of a public or public-use airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The proposed project is not located in the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The propose project does not include the development of new residential or commercial units. The existing commercial structure and existing uses will remain the same.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project does not involve any property acquisition and would not otherwise displace housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The project would not displace any people.

XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

No Impact. The project site is an existing commercial structure, the project would not increase fire protection services.

b) Police protection?

No Impact. The project site is an existing commercial structure, the project would not increase police protection services.

c) Schools?

No Impact. The proposed project would not increase residential population, and as such would not directly generate new students to the project area and within the San Marino Unified School District boundaries. TEh

proposed zone change from R-1, Residential to C-1, General Commercial would allow mixed use development in the future subject to a conditional use permit review process and environmental review process. Any potential environmental and population increase resulting in public service demand would be evaluated in the environmental review documents.

d) Other Public Facilities?

No Impact. The project site is an existing commercial structure, the proposed use would not increase the demand on public facilities.

XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The proposed zone change would not increase demand on existing public parks and public recreational facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The proposed zone change would not increase demand for new or expanded public recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

No Impact. The project is located along an established commercial corridor and it would not burden the circulation system to the extent of exceeding its capacity. The proposed zone change will not change the existing commercial uses within the existing commercial structure. The structure has been use for commercial businesses with a use variance since its construction in 1959.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No Impact. The proposed zone change would not conflict with Congestion Management Program (CMP) guidelines.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The project site is not located within the vicinity of a public or private airport. Furthermore, the project does not propose any uses that would change air traffic patterns, generate air traffic, or interfere with existing air traffic.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The project does not involve physical changes to nearby public streets. All existing improvements and surrounding streets are remaining the same.

e) Result in inadequate emergency access?

No Impact. The project does not involve physical changes to public streets and the project site would remain accessible for emergency vehicles and personnel.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. The project would have no conflict with alternative transportation policies.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. The proposed zone change involves no alteration to the existing structure and no change in commercial uses within an existing commercial structure, therefore the project would not exceed wastewater treatment requirements set forth by regional regulations.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The proposed zone change without alteration to the existing commercial structure and the existing commercial uses would not result in the need to construct a new water or wastewater treatment facility.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The project proposes no exterior changes to the structure or lot, and would not alter storm water runoff.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. The project site contains an existing commercial structure, the proposed zone change would not increase demand on water supply for the site. Water supply would continue to be provided to the project site.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. The proposed zone change would not impact the average daily wastewater generation and would not exceed the wastewater provider's capacity.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. The proposed zone change would not change the demand on solid waste disposal that would otherwise exceed the landfill capacity. The existing commercial structure and the current uses are remaining the same.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The proposed zone change would comply with applicable regulations related to solid waste, including those pertaining to waste reduction and recycling.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact. The project would not have the potential to degrade the quality of the environment and the project site is not a historic resource.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact. The project would not have cumulative impacts on the environment. The project involves no alteration to the existing commercial structure and site.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The project would not cause substantial adverse impacts on human beings because no alteration to the commercial structure, uses and site is proposed and the existing structure has available public services.

1725 Westhaven Road
San Marino, CA 91108
June 20, 2018

Planning Commission
% Planning & Building Department, San Marino City Hall
2200 Huntington Dr.
San Marino, CA 91108

RE: Zone Change No. ZC17-01 (375 Huntington Dr.)

Dear Members of the Planning Committee and to whom it may concern:

I am a resident of San Marino, and I oppose the requested change in zoning to C-1. 375 Huntington Dr. is immediately adjacent to a single-family residential neighborhood in District VII -- low density residential 4-6 dwelling units/acre. If this property were ever to be developed as residential units in the future, I would want to be sure that they were limited to a density matching their R-1 neighbors. The easiest and most certain way to achieve that protection would be to keep them zoned as R-1.

But, by changing the zoning to Commercial, future property uses might include higher-density or multi-family dwellings. This was attempted in 2014 just half a block away at 415 Huntington Dr., which is just like this one: zoned R-1 with a commercial use variance, and designated as commercial in the land use map in the 2003 General Plan. In that case, the developer had proposed nine condominium units on about an acre of land. This higher density plan was met with significant community opposition (CUP14-10 and DRC14-51).

From page 2 of the Residential Design Guidelines:

“San Marino has a rich tradition of pride in ownership set forth by the first city leaders. They envisioned an architecturally rich, residential community of individually designed houses with mature landscaping and gardens, tree lined streets and expansive green belts promoting a high quality of life for all its residents. This vision is carried on by today’s city leaders who strive to preserve that quality of life for San Marino’s future residents.”

I do not want our city to have multi-family dwellings or high-density single-family homes on smaller than minimum R-1 lots. If the properties continue to be used as commercial, then they can continue to use the variances. The current medical offices and pharmacy need not worry that these variances would end. But if the property were ever to change usage to residential, then, to protect the low-density single-family residential style of the city, they should never be zoned commercial.

I hope you share my concern, and I urge you to vote against ZC17-01.
Thank you for your time and attention.

Sincerely,

Helen Cheng

From: Veronica Ruiz
Sent: Monday, June 25, 2018 2:37 PM
To: Aldo Cervantes; Marcella Marlowe; Eva Choi
Subject: FW: Planning Commisision Wed. June 27 - item # 3 ZONE CHANGE NO. ZC17-01 at 375 Huntington Drive

From: L Barlow [mailto:barlow.co@att.net]
Sent: Monday, June 25, 2018 2:34 PM
To: Veronica Ruiz <VRuiz@CityofSanMarino.org>
Cc: Amanda Merlo <AMerlo@cityofsanmarino.org>; Gretchen Shepherd Romey <GShepherdRomey@CityofSanMarino.org>; Steve Talt <STalt@CityofSanMarino.org>; Steven Huang <SHuang@CityofSanMarino.org>; Susan Jakubowski <SJakubowski@CityofSanMarino.org>; Ken Ude <KUde@CityofSanMarino.org>
Subject: Re: Planning Commisision Wed. June 27 - item # 3 ZONE CHANGE NO. ZC17-01 at 375 Huntington Drive

Please provide this letter to the Planning Commission for Wednesday night, thanks.

To the Planning Commission:

Deny the proposed zoning change as incompatible with our General Plan and its current historic R-1 zoning designation, particularly as there is no alley separating this property from other R-1 parcels, it is contiguous.

Of particular concern in this instance, a Planning Commission can't VOTE for a change in ZONING in the State of California. PERIOD. Especially since the General Plan Land Use Designation for this property is Residential R-1 and always has been. This issue was resolved last year with the correction of the Zoning Map to align with the underlying General Plan which designates this and other nearby properties given an outdated commercial "Use Variance" as R-1. Our City Council went through the entire public process with Ad Hoc to clarify this and get the map to show the Zoning correctly. The only thing that PC can do for this proposal is make a finding on whether this is an appropriate amendment and then hand this off to City Council for consideration, per our city code.

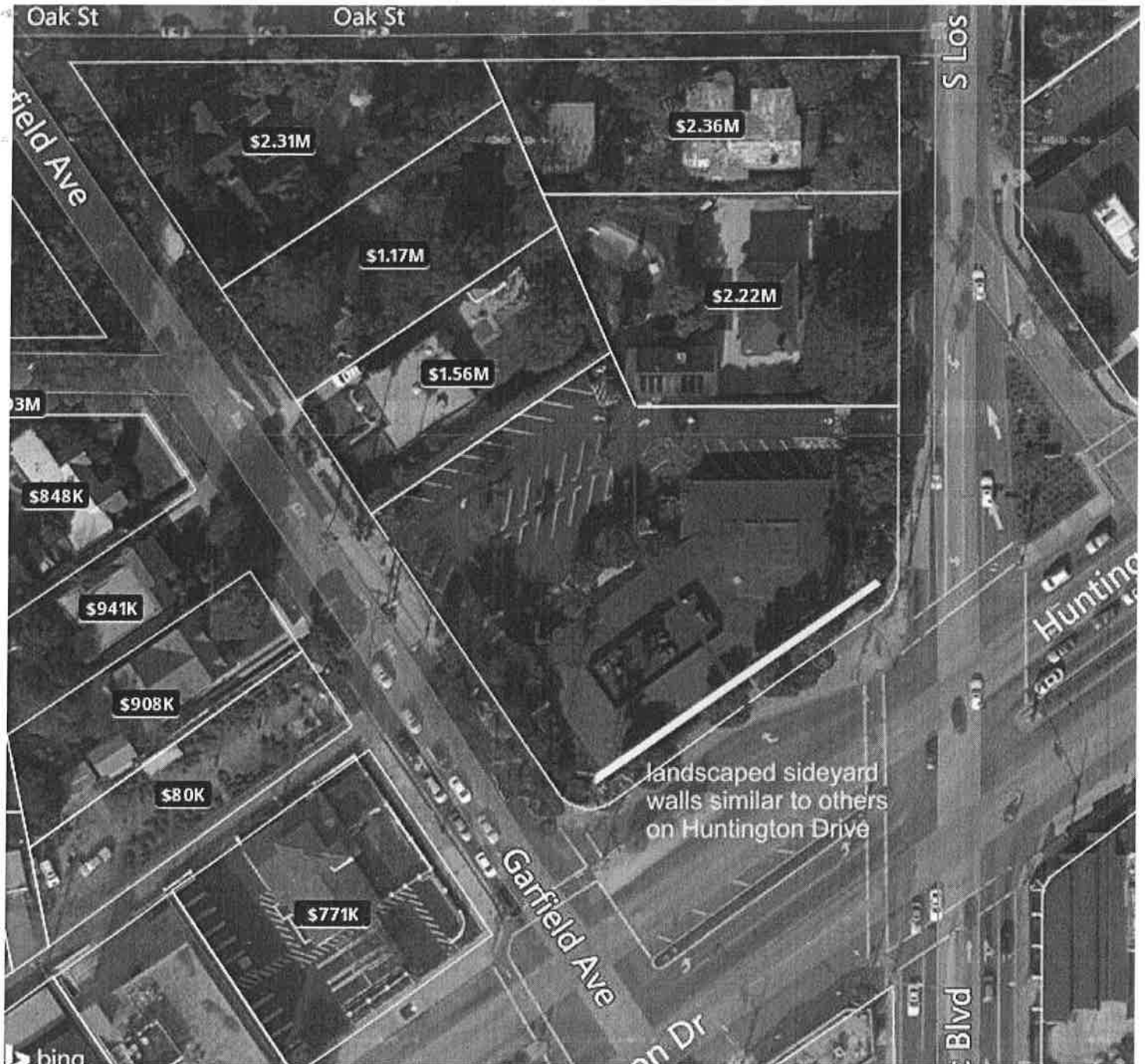
This property is R-1 and you cannot build a NEW commercial structure or add onto the existing building because any changes nullify the old Use Variance that allows a commercial structure to exist. That's why the owner can't do that. The building itself as it exists is only allowed by a Use Variance, which has been disallowed since by the state of California because of the abuses that arose from it. Allowing certain R-1 parcels to generate commercial revenue is special privilege, which is not allowed by land use law, and it clouds the property tax picture as well.

Zone changes are a decision made by City Council, which must assemble an ad hoc committee that goes through the entire public process and community review and approval. IT IS NEVER UP TO ANY COMMISSION, which is only an appointee of City Council and has no authority in this matter! Spot zoning doesn't exist in San Marino's zoning code, period, there are only complete zones along Huntington Drive and on Mission Street. This is per our General Plan that has been in existence since the city's incorporation.

The obvious way to deal with this property is to go to PC and get a lot split into two R-1 properties, and then sell it to a developer who can tear down the existing structure and put up two new homes. Example configuration below is exactly how the properties along Huntington Drive have been developed over the years. The last thing this town needs is more empty commercial properties. (picture below)

Sincerely,

Laurie Barlow
2434 Sherwood Road
San Marino, California



City of San Marino AGENDA REPORT



TO: CHAIRMAN BRODY AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ALDO CERVANTES
PLANNING AND BUILDING DIRECTOR

DATE: JUNE 27, 2018

SUBJECT: **CONDITIONAL USE PERMIT NO. CUP18-03**
2521 HUNTINGTON DRIVE, (YAU)

Howard Brody, Chair

Marcos Velayos

Raymond Cheng

Se-Yao Hsu

Jeri Wright

James Okazaki, Alternate

PROPOSAL:

The applicant requests permission to create three commercial units within an existing single-story commercial structure. This requires one conditional use permit pursuant to City Code Section 23.03.04(E)(3).

CONDITIONAL USE PERMIT NO. DRC18-03 – The internal division of a commercial building

BACKGROUND:

The subject property is located on the north side of Huntington Drive between Kenilworth Avenue and Winston Avenue. It is zoned C-1 Commercial and contains 2,907 square feet of gross floor area. The previous tenant (Jones Bicycles) occupied the entire building for the last few years. They recently vacated the building and relocated the business to San Gabriel. Based on the size of the building, the building/use requires 8 parking spaces. The existing site will provide 8 parking spaces.

General Plan:

General Commercial. The proposed project is consistent with the goals and objectives of the General Plan. The proposed project maintains the existing building and as a result of the project, the required parking will be provided.

Zoning:

C-1

Existing Use:

One-story commercial building.

Proposed Use:

The internal subdivision of the building from one unit to three units.

Surrounding Uses:	Adjacent land uses include existing commercial buildings and residential uses to the north.
Environmental Determination:	The project is categorically exempt for the California Environmental Quality Act (CEQA) pursuant to Government Code Section 15303(a), New Construction or Conversion of Small Structures.

ANALYSIS:

The proposal is to subdivide the building into 3 leasable tenant spaces. The applicant proposes to lease the spaces to retail or office uses, which would mandate a parking ratio of 1:350. The uses proposed are permitted by-right and requires no discretionary review. With the size of the building and the proposed uses, the required off-street parking will be satisfied. The project does not include any exterior modifications to the structure. The project does include the restriping of the parking lot located at the rear of the building.

In examining a conditional use permit, the Planning Commission must make sure that the conditions will be consistent with the required findings for a conditional use permit.

- *That the establishment, maintenance or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing in or working in the area of such proposed use nor be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the City.* With the proposed uses of retail and office uses, the proposal would not have a detrimental effect on the neighbors. There will be enough parking for the proposed retail/offices uses. The demand for parking will be a total of 8 spaces. There are additional parking spaces available in front of the building on Huntington Drive.
- *That the site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls and fences, parking and loading, landscaping and other development features prescribed in this Chapter or required by the Commission in order to integrate said conditional use with the land and uses in the neighborhood.* With the proposed retail and office uses, the site is adequate in size and shape to accommodate the proposed interior modifications to the building. Based on the fact that three entry doors exist on the front façade of the building, it is staff's impression that the building was originally design for three tenants. Including the on-street parking, there will be approximately 8-12 spaces available for visitors.
- *That proposed conditional use will not have a detrimental effect upon the nature, condition and development of nearby uses and buildings.* As stated earlier, the proposal will not be detrimental to the neighboring commercial and residential uses. There will be enough parking on and off the street.

- *That the site for the proposed conditional use will relate to streets and highways adequate in width and pavement to carry the kind and quantity of traffic such use would generate.* The ingress and egress for the parking lot that serves the commercial complex will be maintained. The two entrances via the alley into the site are adequate for circulating traffic.

RECOMMENDATION:

Staff recommends the Planning Commission approve Conditional Use Permit CUP18-03 with the conditions attached.

Attachments: Application
 Location/Radius Map
 Conditions of Approval



City of San Marino

2200 Huntington Drive
San Marino, CA 91108
(626) 300-0711

PLANNING COMMISSION HEARING

Calculation of Planning and Design Review Fees

For up to three conditional use permit, variance and/or design review applications for a single project to be processed concurrently, the fee collected shall be the fee required for the single highest application. For more than three such applications, the fee collected shall be the cost as provided, plus the cost for each additional individual application.*

Please complete the following:

1. Date: 4/23/18
2. The undersigned applicant(s) is (are) the owner(s) of property located at:
2521, 2523, 2525 HUNTINGTON DRIVE, San Marino, CA
3. And legally described as follow (Lot No., Block No., Tract No.):
Lot 210 and Lot 211, Tract No. 7758
(legal description may be attached separately if necessary) APN: 5331-027-017
4. State in your own words:
 - a. The use (or improvement) you intend to make to the above described property:
2521 Show Room for bath and Kitchen accessories
2523 For lease
2525 Dolly Realty
 - b. The provisions or restrictions of the code which prompts the need for this application:

5. I (we) certify or declare under penalty of perjury, that the foregoing is true and correct*.
I (we) also understand that in submitting this application that I (we) am (are) to expect City officials to conduct exterior inspections of my (our) property.

Signatures of all owners of record of the property herein described: Dolly Yan

Mailing Address: 2510

Huntington Drive, San Marino, CA

Owner's Phone Number (Home):

(626) 255-7788

Owner's Phone Number (Work): ()

Dollyrealty@earthlink.net

Agent's Name and Address: _____

Agent's Phone Number: () _____

*The verification form being signed under penalty of perjury does not require notarization.

Business Operation Information

1. UNIT #A (bath-tub showroom)

Business hours: 9:00 am-18:00 pm(MON-SAT daily)

Number of employee: 1 person

Delivery products: bath-tub

2. UNIT#C(realty office)

Business hours: 09:00 am-18:00 pm(MON-SAT daily)

Number of employee: 3 person

Delivery products: office document





PLANNING AND BUILDING DEPARTMENT

STANDARD CONDITIONS

PROJECT #: Conditional Use Permit Number CUP18-03

SUBJECT: Subdivision of Existing Commercial Building

APPLICANT: Dolly Yau

LOCATION: 2521, 2523, 2525 Huntington Drive San Marino, CA 91108

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

APPLICANT SHALL CONTACT THE PLANNING DEPARTMENT, (626) 300-0713, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. General Requirements

Completion Date

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. / /
2. Copies of the signed Planning Commission Resolution of Approval No. * or Approval Letter, Standard Conditions, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect. / /

B. Time Limits

1. Any approval shall expire if Building Permits are not issued or approved use has not commenced within 1 years from the date of approval or a time extension has been granted. / /

C. Site Development

1. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, exterior materials and colors, landscaping, sign / /

program, and grading on file in the Planning and Building Department, the conditions contained herein, and the Zoning Code regulations.

2. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning and Building Director. _____/_____/_____
3. Occupancy of the facilities shall not commence until such time as all California Building Code and Fire Marshal regulations have been complied with. Prior to occupancy, plans shall be submitted to the San Marino Fire Department and the Building Department to show compliance. The buildings shall be inspected for compliance and final acceptance granted prior to occupancy. _____/_____/_____
4. Revised Site Plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning review and approval prior to the issuance of Building Permits. _____/_____/_____
5. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval in the case of a custom lot subdivision, or approved use has commenced, whichever comes first. _____/_____/_____
6. Approval of this request shall not waive compliance with all sections of the Zoning Code, all other applicable City Ordinances, and applicable Community, Specific Plans and/or Master Plans in effect at the time of Building Permit issuance. _____/_____/_____
7. If applicable, a detailed on-site lighting plan, including a photometric diagram, shall be reviewed and approved by Planning and Police Department (300-0717) prior to the issuance of Building Permits. Such plan shall indicate style, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. _____/_____/_____
8. Trash receptacle(s) are required and shall meet City standards. The final design, locations, and the number of trash receptacles shall be subject to Planning review and approval prior to the issuance of Building Permits. _____/_____/_____
9. All ground-mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of Planning. _____/_____/_____
10. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination and in conformance with Building Department standards, the Municipal Code and the San Marino Fire Department (SMFD) Standards. _____/_____/_____
11. All parkways, open areas, and landscaping shall be permanently maintained by the property owner, or other means acceptable to the City. Proof of this landscape maintenance shall be submitted for Planning and Public Works Department review and approved prior to the issuance of Building Permits. _____/_____/_____
12. The developer shall submit a construction access plan and schedule for the development of any lot for Planning and Public Works Department approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing. _____/_____/_____

D. Building Design

1. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be screened from all sides and the sound shall be buffered from adjacent properties and streets as required by the Planning Department. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of Planning. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically more than 18 inches above the roof or roof parapet, shall be screened by an architecturally _____/_____/_____

designed enclosure which exhibits a permanent nature with the building design and is detailed consistent with the building. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically less than 18 inches above the roof or roof parapet shall be painted consistent with the color scheme of the building. Details shall be included in building plans.

E. Trip Reduction

1. Bicycle storage spaces shall be provided at a rate equivalent to 5 percent of all required motorized vehicle parking, with a minimum of one rack with a capacity for two bicycles. ____/____/____

F. Landscaping

1. Existing trees are required to be preserved in place and shall be protected with a construction barrier in accordance with the City Code Section 25.01.08, and so noted on the grading plans. The location of those trees to be preserved in place and new locations for transplanted trees shall be shown on the detailed landscape plans. The applicant shall follow all of the arborist's recommendations regarding preservation, transplanting, and trimming methods. ____/____/____
2. For non-residential development, property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris and maintained in healthy and thriving condition, and shall receive regular pruning, fertilizing, mowing, and trimming. Any damaged, dead, diseased, or decaying plant material shall be replaced within 30 days from the date of damage. ____/____/____

G. Building Numbering

1. Numbers and the backgrounds shall be of contrasting color and shall be reflective for nighttime visibility. ____/____/____

H. Alarm Systems

1. Install a burglar alarm system and a panic alarm if needed. Instructing management and employees on the operation of the alarm system will reduce the amount of false alarms and in turn save dollars and lives. ____/____/____
2. Alarm companies shall be provided with the Police Department dispatch number: (626) 300-0720. ____/____/____

City of San Marino

AGENDA REPORT



TO: CHAIR BRODY AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ALDO CERVANTES,
PLANNING AND BUILDING DIRECTOR

BY: CHRISTINE SONG
ASSISTANT PLANNER

DATE: JUNE 27, 2018

SUBJECT: **CONDITIONAL USE PERMIT NO. CUP17-24, AND
DESIGN REVIEW CASE NOS. DRC17-75, DRC17-76
1591 VIRGINIA ROAD, (DING/CHUANG)**

Howard Brody, Chair

*Raymond Cheng,
Vice-Chair*

Marcos Velayos

Se-Yao Hsu

Jeri Wright

*James Okazaki,
Alternate*

PROPOSAL:

The applicant requests permission to construct a first and second-story addition to an existing two-story residence. The proposal includes a request to add a parking space to an existing detached three-car garage. This requires one conditional use permit and two design review actions pursuant to City Code Sections 23.06.05(I), 23.15.03(A)(2), and 23.15.03(C).

REQUIRED ACTIONS:

***CONDITIONAL USE PERMIT CUP17-24 – GARAGE EXCEEDING 720 SQUARE FEET
DESIGN REVIEW NO. DRC17-75– SECOND-STORY ADDITION
DESIGN REVIEW NO. DRC17-76 – MODIFICATION AND ADDITION TO GARAGE MORE
THAN 600 SQUARE FEET AND VISIBLE FROM PUBLIC VIEW***

BACKGROUND:

General Plan:	Very Low Density Residential (2-4 dwelling unit per acre)
Zoning:	R-1, Area District II
Location:	The subject property is located on the south side of Monterey Road, west of Virginia Road.
Lot Size:	60,028 square feet
Existing Use:	Two-story residence with a detached three-car garage
Surrounding Uses:	The site is bordered in all directions by single family homes in Area Districts II, IV and V.
Proposed Square-Footage:	Total Livable Area: 9,186 square feet/ 6 Bedrooms Total Lot Coverage: 6,327 square feet
Parking Required/Proposed:	Four-car garage / Four-car garage
Environmental Determination:	Categorically Exempt under CEQA Guidelines Section 15301(e)(1) – Existing Structures.

ANALYSIS:

CRITERIA	REQUIRED/ALLOWED	PROVIDED/PROPOSED
ZONING:		
Maximum Living Area/Lot Coverage	9,200 sq. ft.	Proposed Livable area: 9,186 sq. ft. Lot coverage: 6,327 sq. ft.
HEIGHT:		
Maximum Allowed	35'	Existing: 25'-3" Proposed: 23'-10"
YARDS:		
Front	40'	Existing: 75'-4" (no change)
Side	12'	Existing: 37'-0" (north) Proposed: 40'-7" (north) Existing: 80'-0" (south) (no change)
Rear	40'	Existing: 185'-8" Proposed: 127'-0"
PARKING AND DRIVEWAYS:		
Garage Spaces	3	4
DESIGN:		
Architectural Style	Spanish (Existing)	Spanish (no change)

CONDITIONAL USE PERMIT – Garage Exceeding 720 Square Feet

The project site is currently improved with a two-story 4,828 square foot Spanish style house, a detached 955 square foot three-car garage with an attached 685 square foot storage area, a 774 square foot guest house above the garage, and a 742 square foot pool house. The proposed first and second-story addition will result in a total of six bedrooms in the main structure and requires a three-car garage by Code. The applicant is requesting to demolish the existing attached storage area and construct an additional parking space within the existing garage to create a 1,055 square foot four-car garage.

In examining a conditional use permit, the Planning Commission must make sure that all of the following legal findings can be met:

That the establishment, maintenance or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing in or working in the area of such proposed use nor be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the City.

The size and location of the proposed garage would not be detrimental to the health, safety, peace, and morals of the general public as it would not exceed the maximum allowed lot coverage and would not intensify the residential use on the property beyond what is typical for the surrounding neighborhood. The applicant is proposing to remove the existing attached storage space and would be reducing the overall size of the existing garage structure.

That the site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls and fences, parking and loading, landscaping and other development features prescribed

in this Chapter or required by the Commission in order to integrate said conditional use with the land and uses in the neighborhood.

The project site is more than sufficient in size to accommodate the proposed expansion of the garage. The garage will provide a 150 foot south side yard setback and maintain the existing north side yard setback. The proposed four-car garage would occupy well below one-third of the rear yard and also maintain the required ten foot separation between structures.

That the proposed conditional use will not have a detrimental effect upon the nature, condition and development of nearby uses and buildings.

Large accessory structures that are comparable in size are not uncommon within a 300-foot radius of the project site, in Area Districts II and IV. Staff finds that the proposed garage expansion will not have a detrimental effect on surrounding properties as it would also maintain adequate setbacks from adjacent neighbors.

That the site for the proposed conditional use will relate to streets and highways adequate in width and pavement to carry the kind and quantity of traffic such use would generate.

The proposed addition would not generate any additional traffic than what is typical for the existing residential use. It will not affect the amount of traffic along Virginia Road.

DESIGN REVIEW – Second-Story Addition, Modification of Garage Visible From Public View

In examining the design review requests, the Planning Commission must make sure that the condition will be consistent with the required findings for compatibility. Section 23.15.08 of the San Marino City Code states that the reviewing body shall approve the application if it finds all of the following to be true:

1. That the proposed structure is compatible with the neighborhood, and
2. That the proposed structure is designed and will be developed in a manner which balances the reasonable expectation of privacy of persons residing on contiguous properties with the reasonable expectations of the applicants to develop their property within the restrictions of this Code,
3. In the case of a building addition, the proposal is compatible with the existing building which includes the rooflines,
4. That the colors and materials are consistent and match the existing building or structure.

The legal neighborhood consists of one and two-story structures in Spanish and Minimal Traditional styles. The project site is an interior lot, located at the center of the subject block, between two Spanish style residences. Staff finds that the proposed addition would be compatible with the legal neighborhood, as it maintains the Spanish style architecture of the existing structure as well as the other Spanish style homes along Virginia Road and Shenandoah Road. The addition would be a continuation of the existing home along the north elevation and located entirely at the rear, away from public view.

The proposed addition would not pose any privacy concerns as the addition maintains at least 40 feet from the north property line and mitigates any major impacts to the north neighbor's reasonable expectation of privacy. There is a great deal of existing mature landscaping on the subject property that also provides additional screening measures.

The exterior colors and materials of the addition and the garage expansion will match those that are already existing and will be consistently carried throughout the addition. The proposed windows and roofing material are on the City's Pre-Approved Materials lists. Staff can support the project with the condition that the single window shutter on Window 'C' on the first floor south elevation (laundry room) shall be removed, as it produces an awkward, imbalanced appearance.

RECOMMENDATION:

Staff recommends the Planning Commission approve Conditional Use Permit CUP17-24 and Design Review Case Nos. DRC17-75, DRC17-76 with the following condition:

1. The single shutter on Window 'C' on the first floor south elevation shall be removed.

Attachments: Application
 Location/Radius Map
 Neighbor response map

6/13/2018



✓ Approve

× Object

O No Response

- Neither



1591 Virginia Rd. 300-ft Radius Map

6/13/2018



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CITY OF SAN MARINO
DESIGN REVIEW
APPROVAL/OBJECTION LETTER

We Ronald and Suzanne Wilcox are the property owners of
1569 Virginia Rd, San Marino and have been shown

The plans and elevations of the proposed changes to the neighboring property located at
1591 Virginia Road, San Marino.

After reviewing the plans to the proposed changes:

1. We object to the project.
4. Comments:

Our home is located adjacent to the subject property on the North side. We object to the enlargement of the garage in order that it may accommodate four cars, as well as the expansion of the existing apartment above the garage. The garage and apartment are not currently to city code...any expansion would just further exacerbate this already undesirable condition. The garage with its second story apartment structure is located right on the property line between our two homes – there is absolutely no setback. This is a situation that would most certainly not be allowed under the current code...but we assume is grandfathered in. However, to allow the absentee homeowners to extend the current above-garage apartment to cover four garage spaces would essentially allow the owners to construct the equivalent of a “second residence” on our property line. As the property in question covers more than two large lots, there is more than adequate space to construct the new apartment addition and needed garages within the current code setback requirements.

In addition, we must question just how large does a “ghost town” need to be? It is noteworthy that the subject property has an absentee owner and the home has not been lived in since the property was acquired over seven years ago. Just what are the property owner’s long-term plans?


Neighboring Property Owners' Signatures

6-21-2018
Date



City of San Marino

2200 Huntington Drive
San Marino, CA 91108
(626) 300-0711

PLANNING COMMISSION HEARING

Calculation of Planning and Design Review Fees

For up to three conditional use permit, variance and/or design review applications for a single project to be processed concurrently, the fee collected shall be the fee required for the single highest application. For more than three such applications, the fee collected shall be the cost as provided, plus the cost for each additional individual application.

Please complete the following:

1. Date: 8/30/2017
2. The undersigned applicant(s) is (are) the owner(s) of property located at:
1591 VIRGINIA ROAD
3. And legally described as follow (Lot No., Block No., Tract No.):
TRACT #: 6012 NE SOFT OF LOT 40 AND ALL OF LOTS 46 AND LOT 47
(legal description may be attached separately if necessary)
4. State in your own words:
 - a. The use (or improvement) you intend to make to the above described property:
ADDITION TO (E) RESIDENCE, INCREASING BEDROOM COUNT FROM 5 TO 8. ONE ADDITIONAL GARAGE SPACE.
 - b. The provisions or restrictions of the code which prompts the need for this application:
MINOR CUP REQUEST FOR 7+ BEDROOMS
5. I (we) certify or declare under penalty of perjury, that the foregoing is true and correct*.
I (we) also understand that in submitting this application that I (we) am (are) to expect City officials to conduct exterior inspections of my (our) property.

Signatures of all owners of record of the property herein described: [Signature]

Mailing Address: 1591 VIRGINIA ROAD, SAN MARINO

Owner's Phone Number (Home): ()

Owner's Phone Number (Work): ()

Agent's Name and Address: LEO CHUANG

30 N. RAYMOND AVE., PASADENA, CA, 91103

#611
Agent's Phone Number: (626) 584-6922

*The verification form being signed under penalty of perjury does not require notarization.

RESOLUTION NO. PCR18-09

A RESOLUTION OF THE SAN MARINO PLANNING COMMISSION REGARDING THEIR DECISION TO DENY CASE NUMBERS CONDITIONAL USE PERMIT CUP18-02, AND DESIGN REVIEW CASE NUMBERS DRC18-27, DRC18-28 AND MASTER SIGN PROGRAM CASE NUMBER MSP18-02, A REQUEST TO CONSTRUCT A NEW ONE-STORY STRUCTURE CONTAINING UP TO FOUR COMMERCIAL UNITS AND A DRIVEWAY GATE AND WALLS ADJACENT TO A STREET, AND A MASTER SIGN PROGRAM FOR THE PROPERTY IDENTIFIED AS ASSESSOR PARCEL NUMBER 5324-027-036, AND LEGALLY DESCRIBED AS TRACT NO. 8687, LOTS 8 AND 9 AND WESTERLY 15 FEET OF LOT 10, CITY OF SAN MARINO, COUNTY OF LOS ANGELES.

THE SAN MARINO PLANNING COMMISSION DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

SECTION 1. On April 24, 2018, an application for Conditional Use Permit and Design Review actions was submitted to the City of San Marino by Hassan Kheradmandan, on behalf of the Kheradmandan Family Trust. The applicant request to construct a new one-story structure containing up to four commercial units, a driveway gate and walls adjacent to a street, and a master sign program for the property. This requires one conditional use permit, two design review actions, and a master sign program review in accordance with Sections 23.03.04(E)(1), 23.15.03(B), 23.15.03(F), and 23.12.04(D) of the San Marino City Code.

SECTION 2. A legally noticed public hearing was conducted on May 23, 2018. Both oral and written testimony was presented to the Planning Commission.

SECTION 3. The Planning Commission received and considered both oral and written testimony during the public hearings and considered all the evidence in the record of the City's proceedings on the application as well as the evidence received and presented at the hearings. The following facts were presented to the Planning Commission:

- A. The subject property is zoned C-1, General Commercial. The property is located on the north side of Mission Street, between Las Flores Avenue and Euclid Avenue. The adjacent land uses include general commercial businesses to the east, west, and south, and single family homes zoned R-1, Area District VII to the north.
- B. The property contains 6,500 square feet of land and is currently vacant. The proposed project includes up to four commercial units and a parking area located north of the proposed structure.
- C. The proposed building size is 2,498 square feet of gross floor area and a covered 1,877 square feet breezeway at the center of the structure.

- D. The project provides a surface level parking lot behind the structure with eight regular parking spaces and two compact spaces, separated by a 25-foot center aisle for vehicle turning area. The parking area is accessed through a 16-foot wide alley. The proposed parking comply with the parking ratio of one space for every two hundred fifty square feet for administrative offices and retail uses.
- E. The proposed architectural style is Traditional Mediterranean. The commercial units are separated by a covered breezeway located at the center of the structure. The building frontage comprises of arched openings and precast columns. A series of bi-folding doors are recessed from the arched openings to make the storefronts more inviting and create visual interest for pedestrians. The rear elevation provides consistent arched opening and precast column features with the addition of wrought iron railings separating the parking stalls and the structure.
- F. Adjacent businesses on the subject block include a fitness center, a dry cleaner, a retail shop, a photography studio, and administrative offices. The nature of the nearby businesses have a high customer turnover rate and these businesses access their parking through the same alleyway as the proposed project.

SECTION 4. Pursuant to City Code Section 23.07.02, before any conditional use permit may be granted, it shall be demonstrated and the Planning Commission must find all of the following to be true:

- A. That the establishment, maintenance or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing in or working in the area of such proposed use nor be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the City; and
- B. That the site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls and fences, parking and loading, landscaping and other development features prescribed in this Chapter or required by the Commission in order to integrate said conditional use with the land and uses in the neighborhood; and
- C. That proposed conditional use will not have a detrimental effect upon the nature, condition and development of nearby uses and buildings; and
- D. That the site for the proposed conditional use will relate to streets and highways adequate in width and pavement to carry the kind and quantity of traffic such use would generate.

SECTION 5. In regards to the conditional use permit, the Planning Commission hereby makes the following findings:

- A. The proposed project will have a detrimental effect to the neighborhood. The proposed location of on-site parking spaces, and the ingress and egress of vehicles from the lot would create a visual clearance issue that would result in an unsafe condition for vehicles traveling on the alleyway. The proposed zero building setback from the structure to the east will cause water drainage issue from the proposed structure onto the east property.
- B. The proposed project would create a condition in which other elements of the property could not coexist. The parking layout forces the trash enclosure and the sliding driveway gate in close proximity to residential structures across the alleyway. The driveway gate, located along the rear property line, limits the back-up area for the residential garage to the immediate north (1735 Euclid Avenue).
- C. The proposed use will have a detrimental effect on nearby residents and businesses due to additional vehicle circulation in the alleyway and increase of public parking demand on nearby streets.
- D. Nearby streets are sufficient in width to handle the anticipated traffic generated from the project, the increased traffic loads will cause congestion in the 16-foot wide alleyway, which is use by adjacent businesses on the block and the residential garages across the alleyway.

SECTION 6. Pursuant to City Code Section 23.15.08, The Planning Commission shall approve the application if it finds all of the following to be true:

- A. That the proposed structure is compatible with the neighborhood, and
- B. That the proposed structure is designed and will be developed in a manner which balances the reasonable expectation of privacy of persons residing on contiguous properties with the reasonable expectations of the applicants to develop their property within the restrictions of this code,
- C. In the case of a building addition, the proposal is compatible with the existing building which includes the rooflines,
- D. That the colors and materials are consistent and match the existing building or structure.

SECTION 7. In regards to the design review actions, the Planning Commission hereby makes the following findings:

- A. The proposed design is not compatible with adjacent commercial structures. The proposed design lacks architectural details and finishes that exist on adjacent structures on Mission Street that share similar architectural style. The proposed driveway gate and trash enclosure are inconsistent with development on adjacent properties in terms of design and locations.

- B. The proposed design will not result in privacy and noise impacts on adjacent structures.
- C. The finding for building addition is not applicable to this project.
- D. The proposed exterior materials and color scheme are consistently applied throughout the project. Although the color scheme is similar to adjacent commercial structures on the block, the Commission was concern with the details of the floor and stucco finishes.
- E. The proposed blade signs on the rear elevation are not compatible with signage found on nearby businesses on Mission Street. Signage on the north elevation shall be removed from the project. The proposed blade signs on the south elevation (facing Mission Street) are appropriate for the structure, the signs are corresponding to the size, color and design for the structure.

SECTION 8. Based upon the aforementioned findings in Section 7, the Planning Commission hereby denies CUP18-02, DRC18-27, DRC18-28 and MSP18-02.

SECTION 9. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE:	AYES:	CHAIR BRODY, VICE-CHAIR CHENG, COMMISSIONER HSU, COMMISSIONER WRIGHT
	NOES:	ALTERNATE COMMISSIONER OKAZAKI
	ABSTAIN:	NONE
	ABSENT:	COMMISSIONER VELAYOS

CERTIFICATION

I hereby certify the foregoing Resolution No. PCR18-09 is a true and complete record of the action taken by the Planning Commission of the City of San Marino, California at its regular meeting of May 23, 2018.

PASSED, APPROVED AND ADOPTED on this 27th day of June, 2018.

HOWARD BRODY, CHAIR

ATTEST:

ALDO CERVANTES
SECRETARY

RESOLUTION NO. PCR18-05

A RESOLUTION OF THE CITY OF SAN MARINO PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NUMBERS CUP17-33 CUP17-37 AND DESIGN REVIEW CASE NUMBERS DRC17-110, DRC17-111 AND DRC17-112, REQUEST TO CONSTRUCT A 1,050 SQUARE FOOT ONE-STORY ADDITION AT THE PROPERTY LOCATED AT 2395 ADAIR STREET, AND LEGALLY DESCRIBED AS TRACT # 8700 LOT 124, CITY OF SAN MARINO, COUNTY OF LOS ANGELES.

THE SAN MARINO PLANNING COMMISSION DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

Section 1. On December 15, 2017, an application for a Conditional Use Permit and Design Review action was submitted to the City of San Marino by Peter Wong. The applicant requests to construct a 1,050 square foot one-story addition with a new detached 651 square foot three-car garage, and a street-facing side yard pedestrian gate on the property located at 2395 Adair Street. This requires two conditional use permits and three design review actions in accordance with Sections 23.02.20(B), 23.15.03(A)(1), 23.15.03(C) and 23.15.03(F) of the San Marino City Code.

Section 2. The Planning Commission conducted a duly noticed public hearing on the application on May 23, 2018.

Section 3. The Planning Commission received and considered both oral and written testimony during the public hearing and considered all the evidence in the record of the City's proceedings on the application as well as the evidence received and presented at the hearings. The following facts were presented to the Planning Commission:

- A. The property is zoned R-1 Single-Family Residential, Area District V. The property is located on the north side of Adair Street, west of Kenilworth Avenue. The site is bordered in all directions by single family homes in Area Districts V and VI.
- B. The property contains 16,617 square feet of land and is improved with a one-story residence and an attached three-car garage constructed in 1941.
- C. The applicant submitted an application for Conditional Use Permits CUP17-33, CUP17-37 and Design Review Case No. DRC17-110, DRC17-111, and DRC17-112 on December 15, 2017. The application was deemed complete on February 26, 2018.
- D. The Planning Commission conducted a duly noticed public hearing on the application on March 28, 2018 and granted a continuance to provide the applicant with additional time to complete project revisions.

- E. The proposed 1,050 square foot one-story addition with a new detached 651 square foot three-car garage will exceed the maximum allowed livable area and lot coverage on the property, but provides the required side and rear yard setbacks.
- F. The proposed street-facing side yard pedestrian gate is compatible with the overall design of the residence and meets setback requirements.

Section 4. The Planning Commission hereby finds as follows with respect to the application for Conditional Use Permit Case Nos. CUP 17-33 and CUP17-37:

- A. Pursuant to San Marino City Code Section 23.02.20(B), the Planning Commission finds that the proposed one-story addition and new detached three-car garage will not have a detrimental effect on the general welfare of the City. The proposed addition to the existing residence should fully comply with development standards consistent with requirements imposed on other development projects.
- B. The site is adequate in size and shape to accommodate development features typically associated with a one-story addition and new detached three-car garage on a corner lot. The project provides side and rear yard setbacks that meet and exceed the minimum code requirement.
- C. The request to construct a one-story addition and new detached three-car garage will not have a detrimental effect upon the nature, condition, and development of nearby uses.
- D. The proposed addition will not generate any additional traffic than what is typical for a residential use.

Section 5. The Planning Commission hereby finds as follows with respect to the application for Design Review Case Nos. DRC17-110, DRC17-111, and DRC17-112:

- A. Pursuant to San Marino City Code Sections 23.15.03(A)(1), 23.15.03(C) and 23.15.03(F), the Planning Commission finds that the proposed one-story addition, new detached three-car garage, and street-facing side yard gate are compatible with the neighborhood as there are several other properties with similar architectural features and side yard gates.
- B. The proposed project would not impact the privacy of neighboring properties as it maintains and exceeds the minimum required setbacks from the property lines.
- C. The proposed project is compatible with the existing house. The addition will match the existing house and new detached garage while complementing the current architectural style.

- D. The color and style of the proposed addition is compatible with the existing Minimal Traditional style house.
- E. The proposed project is found to be exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301(e)(1), because the project is an addition to an existing structure.

Section 7. Based upon the foregoing findings in Sections 4 and 5, the Planning Commission **hereby approves Conditional Use Permit Nos. CUP17-33, CUP17-37 and Design Review Case No. DRC17-110, DRC17-111, and DRC17-112.**

Section 8. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE: AYES: CHAIR BRODY, VICE-CHAIR CHENG,
 COMMISSIONER WRIGHT, COMMISSIONER HSU,
 ALTERNATE COMMISSIONER OKAZAKI
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: COMMISSIONER VELAYOS

CERTIFICATION

I hereby certify the foregoing Resolution No. PCR18-05 is a true and complete record of the action taken by the Planning Commission of the City of San Marino, California at its regular meeting of May 23, 2018.

PASSED, APPROVED, AND ADOPTED on this 27th day of June, 2018.

HOWARD BRODY,
Chairman, San Marino Planning
Commission

ATTEST:

ALDO CERVANTES,
Secretary, San Marino Planning Commission

RESOLUTION NO. PCR18-06

A RESOLUTION OF THE CITY OF SAN MARINO PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NUMBERS CUP17-30, CUP17-38 AND DESIGN REVIEW CASE NUMBER DRC17-107, REQUEST TO CONSTRUCT A 1,660 SQUARE FOOT ONE-STORY ADDITION AT THE PROPERTY LOCATED AT 2920 DUARTE ROAD, AND LEGALLY DESCRIBED AS SUB # 3 OF THE SUNNY SLOPE ESTATE LOT COM AT SOUTHEAST CORNER OF RESERVOIR LOT IN BLOCK 17TH N 89 43' W 65 FT TH N 0 20'30 W TO SOUTH LINE OF SUBDIVISION #3 OF THE SUNNY SLOPE ESTATE, CITY OF SAN MARINO, COUNTY OF LOS ANGELES.

THE SAN MARINO PLANNING COMMISSION DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

Section 1. On October 30, 2017, an application for a Conditional Use Permit and Design Review action was submitted to the City of San Marino by Eddie Osuch. The applicant requests to construct a 1,660 square foot one-story addition at the property located at 2920 Duarte Road. This requires two conditional use permits and one design review action in accordance with Sections 23.02.20(B) and 23.15.03(A)(1) of the San Marino City Code.

Section 2. The Planning Commission conducted a duly noticed public hearing on the application on May 23, 2018.

Section 3. The Planning Commission received and considered both oral and written testimony during the public hearing and considered all the evidence in the record of the City's proceedings on the application as well as the evidence received and presented at the hearings. The following facts were presented to the Planning Commission:

- A. The property is zoned R-1 Single-Family Residential, Area District VII. The property is located on the south side of Duarte Road between Hilliard Drive and Rose Avenue. The site is bordered in all directions by single family homes in Area District VII.
- B. The property contains 15,402 square feet of land and is improved with a one-story residence and a detached two-car garage constructed in 1922.
- C. The applicant submitted an application for Conditional Use Permits CUP17-30, CUP17-38 and Design Review Case No. DRC17-107 on October 30, 2017. The application was deemed complete on April 30, 2018.
- D. The proposed 1,660 square foot one-story addition will exceed the maximum allowed livable area and lot coverage on the property, but provides the required side and rear yard setbacks.

Section 4. The Planning Commission hereby finds as follows with respect to the application for Conditional Use Permit Case Nos. CUP 17-30 and CUP17-38:

- A. Pursuant to San Marino City Code Section 23.02.20(B), the Planning Commission finds that the proposed one-story addition will have a detrimental effect on the general welfare of the City. The proposed addition to the existing residence does not comply with City development standards and would potentially create a dangerous precedent of allowing other applicants to exceed the maximum allowed square footage on properties.
- B. The site is adequate in size and shape to accommodate development features typically associated with a one-story addition. The project provides side and rear yard setbacks that meet the minimum Code requirement.
- C. The request to construct a one-story addition that exceeds the maximum allowed square footage will have a detrimental effect upon the nature, condition, and development of nearby uses. Allowing this development pattern of exceeding maximum allowed square footage would impact the peace, morals, and comfort of nearby properties.
- D. The proposed addition will not generate any additional traffic than what is typical for a residential use.

Section 5. The Planning Commission hereby finds as follows with respect to the application for Design Review Case No. DRC17-107:

- A. Pursuant to San Marino City Code Sections 23.15.03(A)(1), the Planning Commission finds that the proposed one-story addition and exterior modifications would not be compatible with the neighborhood as there are no true Spanish architectural elements in the design of the home. Therefore, it would not be compatible with the neighborhood, as it replicates an unauthentic architectural style in comparison to the Minimal Traditional style homes that currently exist on the street.
- B. The proposed project would not impact the privacy of neighboring properties as it maintains the minimum required setbacks from the property lines.
- C. The proposed project is not compatible with the existing house. The addition does not complement the Minimal Traditional style.
- D. The proposed project is found to be exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301(e)(1), because the project is an addition to an existing structure.

Section 7. Based upon the foregoing findings in Sections 4 and 5, the Planning Commission **hereby denies Conditional Use Permit Nos. CUP17-30, CUP17-38 and Design Review Case No. DRC17-107.**

Section 8. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE: AYES: CHAIR BRODY, VICE-CHAIR CHENG,
 COMMISSIONER WRIGHT, COMMISSIONER HSU
 NOES: ALTERNATE COMMISSIONER OKAZAKI
 ABSTAIN: NONE
 ABSENT: COMMISSIONER VELAYOS

CERTIFICATION

I hereby certify the foregoing Resolution No. PCR18-05 is a true and complete record of the action taken by the Planning Commission of the City of San Marino, California at its regular meeting of May 23, 2018.

PASSED, APPROVED, AND ADOPTED on this 27th day of June, 2018.

HOWARD BRODY,
Chairman, San Marino Planning
Commission

ATTEST:

ALDO CERVANTES,
Secretary, San Marino Planning Commission

RESOLUTION NO. PCR18-07

A RESOLUTION OF THE CITY OF SAN MARINO PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NUMBERS CUP17-29 AND DESIGN REVIEW CASE NUMBER DRC17-113, REQUEST TO CONSTRUCT A SECOND STORY ADDITION AT THE PROPERTY LOCATED AT 1055 SHERWOOD ROAD, AND LEGALLY DESCRIBED AS PARCEL MAP AS PER BK 150 PAGE 55 OF PARCEL MAP LOT 1, CITY OF SAN MARINO, COUNTY OF LOS ANGELES.

THE SAN MARINO PLANNING COMMISSION DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

Section 1. On November 22, 2017, an application for a Conditional Use Permit and Design Review action was submitted to the City of San Marino by Dennis Smith. The applicant requests to construct a 231 square foot second-story addition at the property located at 1055 Sherwood Road. The addition would exceed the maximum allowed livable area. This requires one conditional use permit and one design review action in accordance with Sections 23.02.20B and 23.15.03A(2).

Section 2. The Planning Commission conducted a duly noticed public hearing on the application on May 23, 2018.

Section 3. The Planning Commission received and considered both oral and written testimony during the public hearing and considered all the evidence in the record of the City's proceedings on the application as well as the evidence received and presented at the hearings. The following facts were presented to the Planning Commission:

- A. The property is zoned R-1 Single-Family Residential, Area District V. The property is located on the north side of Sherwood Road, east of South Oak Knoll Avenue. The site is bordered in all directions by single family homes in Area District V.
- B. The property contains 11,938 square feet of land and is improved with a one-story residence and an attached two-car garage constructed in 1984.
- C. The applicant submitted an application for Conditional Use Permits CUP17-29 and Design Review Case No. DRC17-113 on November 22, 2017. The application was deemed complete on May 1, 2018.
- D. The proposed 231 square foot second-story addition will exceed the maximum allowed livable area on the property, but provides the required side and rear yard setbacks.

Section 4. The Planning Commission hereby finds as follows with respect to the application for Conditional Use Permit Case Nos. CUP 17-29:

- A. Pursuant to San Marino City Code Section 23.02.20(B), the Planning Commission finds that the proposed second-story addition will have a detrimental effect on the general welfare of the City. The proposed addition to the existing residence does not comply with City development standards and would potentially create a dangerous precedent of allowing other applicants to further exceed the maximum allowed square footage on properties.
- B. The site is adequate in size and shape to accommodate development features typically associated with a second-story addition. The project provides side and rear yard setbacks that meet the minimum Code requirement.
- C. The request to construct a second-story addition to a structure that already exceeds the maximum allowed square footage will have a detrimental effect upon the nature, condition, and development of nearby uses. Allowing this development pattern of exceeding maximum allowed square footage would impact the peace, morals, and comfort of nearby properties.
- D. The proposed addition will not generate any additional traffic than what is typical for a residential use.

Section 5. The Planning Commission hereby finds as follows with respect to the application for Design Review Case No. DRC17-113:

- A. Pursuant to San Marino City Code Section 23.15.03A(2), the Planning Commission finds that the proposed second-story addition would be compatible with the neighborhood as there are other two-story structures in the legal neighborhood.
- B. The proposed project would not impact the privacy of neighboring properties as it maintains the minimum required setbacks from the property lines.
- C. The proposed project can be found compatible with the existing structure, as all materials and colors will match existing.
- D. The proposed project is found to be exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301(e)(1), because the project is an addition to an existing structure.

Section 7. Based upon the foregoing findings in Sections 4 and 5, the Planning Commission **hereby denies Conditional Use Permit Nos. CUP17-29 and Design Review Case No. DRC17-113.**

Section 8. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE: AYES: COMMISSIONER WRIGHT, COMMISSIONER HSU,
ALTERNATE COMMISSIONER OKAZAKI
NOES: CHAIR BRODY, VICE-CHAIR CHENG
ABSTAIN: NONE
ABSENT: COMMISSIONER VELAYOS

CERTIFICATION

I hereby certify the foregoing Resolution No. PCR18-07 is a true and complete record of the action taken by the Planning Commission of the City of San Marino, California at its regular meeting of May 23, 2018.

PASSED, APPROVED, AND ADOPTED on this 27th day of June, 2018.

HOWARD BRODY,
Chairman, San Marino Planning
Commission

ATTEST:

ALDO CERVANTES,
Secretary, San Marino Planning Commission

RESOLUTION NO PCR-18-08

A RESOLUTION OF THE CITY OF SAN MARINO PLANNING COMMISSION OF THE CITY OF SAN MARINO DENYING AN APPEAL OF THE DESIGN REVIEW COMMITTEE'S DENIAL OF DRC18-07, REGARDING THE REPLACEMENT OF ROOF MATERIAL PROPOSED FOR PROPERTY LOCATED AT 1225 OAKWOOD DRIVE

THE SAN MARINO PLANNING COMMISSION DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

SECTION 1. An appeal of the Design Review Committee's decision to deny DRC18-07 was filed on April 20, 2018 by Julio Dubon. The Design Review Committee denied a request to apply a Timberline GAF Composition shingle roof material at 1225 Oakwood Drive. Because the proposed roofing material is not on the City's pre-approved roof material list, design review is required per Section 23.15.03.E of the San Marino City Code.

SECTION 2. A legally noticed public hearing was conducted before the Planning Commission on May 23, 2018. Oral and written testimony was presented to the Planning Commission.

SECTION 3. The following facts were presented to the Planning Commission:

- A. The applicant proposes to maintain an un-permitted Timberline GAF Composition shingles roof material, a material not on the City's pre-approved roof material list.
- B. Most homes in the legally-defined neighborhood presently have roofs covered with wood shake or a simulated wood shake.
- C. The applicant has the choice to choose several roof materials from the City's list without need of design review, but chose to select a product not on the list.

SECTION 4. The Planning Commission hereby makes the following findings:

- A. The characteristics of the Minimal Traditional style are exhibited mostly through the low to medium roof pitch, the natural wood roof and the one-story design. The neighborhood was developed with most of the homes exhibiting characteristics of the Minimal Traditional and Ranch style. Similar characteristics in style and form are found in the surrounding neighborhood. The use of natural wood shingles, wood shake roofs and simulated wood roofs is evident in the area. In addition, these existing roofs are of natural colors. The pitch of the roofs varies from low pitch to

high pitched roofs. The homes with medium and high pitched roofs are more visible in terms of the roofing material. The subject site has a medium pitch, which would make the proposed composition shingle visible from the street. The proposed roof material is incompatible with the house. The lack of visible texture and definition results in an inferior appearance than what currently exists on the house and garage. There would be a pronounced transition in change from the existing wood roof to the proposed fiberglass shingle product. Based on these facts, the proposed roofing material is not compatible with the legal neighborhood.

- B. The roof material application was incompatible with the neighborhood. The majority of the neighborhood as defined by the City Code, were natural wood roofs or roofs that simulated wood.

SECTION 5. Based upon the inability to satisfy the legally required findings per Section 23.15.08.A and 23.15.03.E of the San Marino City Code, the Planning Commission hereby denies the appeal of the Design Review Committee's decision on DRC Case No. 18-07.

PASSED, APPROVED, AND ADOPTED this 27th day of June, 2018.

Howard Brody, Chairman

ATTEST:

Aldo Cervantes, Secretary