

**MINUTES  
REGULAR MEETING OF THE  
SAN MARINO PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 26, 2025 AT 6:00 P.M.  
CITY HALL COUNCIL CHAMBERS**

**CALL TO ORDER:** Chair Boyle called the special meeting to order at 6:00 p.m. via teleconference and in person at City Hall Council Chambers, located at 2200 Huntington Drive, San Marino, CA 91108.

**PLEDGE OF ALLEGIANCE:** Chair Boyle led the Pledge of Allegiance.

**ROLL CALL:**       **PRESENT:** Commissioner Gatsoulis-Batnij, Commissioner Cheng, Commissioner Mequet, Vice Chair Dustin, and Chair Boyle

**ABSENT:** None

**PUBLIC COMMENTS**

The following person(s) provided comment:

- None

**PUBLIC HEARINGS**

**I. RECOMMENDATION OF CONTINUANCE FOR CONDITIONAL USE PERMIT  
CASE NO. CUP 24-03 TO CONSTRUCT 33 RESIDENTIAL UNITS WITHIN 7,  
2-STORY BUILDINGS, A 3,312 SQUARE-FOOT CLUBHOUSE, A 6'-8"  
VEHICLE ENTRANCE GATE, AND ASSOCIATED PARKING AREA  
CONSISTING OF 98 SPACES AND 3 CARPORTS AT 1151 OXFORD ROAD.  
(THE HUNTINGTON LIBRARY)**

Associate Planner Camillia Martinez presented the staff report.

The following person(s) provided comment:

- Richard Keating (*Resident*)

Commissioner Cheng moved, seconded by Commissioner Gatsoulis-Batnij, to continue the public hearing of Conditional Use Permit Case No. CUP 24-03 at 1151 Oxford Road to a date uncertain.

Motion passed 5-0 by the following vote:

AYES:	Gatsoulis-Batnij, Cheng, Mequet, Dustin, Boyle
NOES:	None
ABSTAIN:	None
ABSENT:	None

**2. CONSIDERATION OF APPROVAL FOR DESIGN REVIEW CASE NO. DR 23-112 TO CONSTRUCT A NEW TWO-STORY HOME WITH AN ATTACHED 3-CAR GARAGE AND THE REMOVAL OF (1) HERITAGE TREE AT 2034 EAST CALIFORNIA AVENUE. (ARCHITECTS GROUP)**

Associate Planner Camillia Martinez presented the staff report.

The following person(s) provided comment:

- Jian Kerendian (*Architect*)
- Michael Chiu (*Homeowner*)

Commissioner Cheng moved, seconded by Commissioner Mequet, to approve Design Review Case No. DR 23-112 at 2034 East California Avenue with the added conditions that all doors to the rear of the property shall have uniform divided lights to match the rear windows, any new lighting must be compliant with code, if the new lighting is downlighting it must be located under the roof eaves so that it's not visible and dark sky compliant, if the new lighting is sconces, they must be approved by staff and dark sky compliant, and that the project is exempt from CEQA as outlined in the staff report and resolution.

Motion passed 4-1 by the following vote:

AYES: Cheng, Mequet, Dustin, Boyle  
NOES: Gatsoulis-Batnij  
ABSTAIN: None  
ABSENT: None

**3. CONSIDERATION OF APPROVAL FOR CONDITIONAL USE PERMIT NO. CUP 23-05 & DESIGN REVIEW CASE NO. DR 23-115 AT 1265 LORAIN ROAD TO CONSTRUCT A NEW SECOND-STORY ADDITION WITHIN THE 30-DEGREE ENCROACHMENT LINE (JENKENS)**

Associate Planner Camillia Martinez presented the staff report.

The following person(s) provided comment:

- Neal Jenkins (*Applicant*)

Commissioner Cheng moved, seconded by Commissioner Mequet, to approve Conditional Use Permit Case No. CUP 23-05 and Design Review Case No. DR 23-115 at 1265 Lorain Road with the correction to section 4 of Resolution No. 25-04 to state Conditional Use Permit No. CUP 23-05 and Design Review Case No. DR 23-115.

Motion passed 3-2 by the following vote:

AYES: Cheng, Mequet, Boyle  
NOES: Gatsoulis-Batnij, Dustin  
ABSTAIN: None

ABSENT: None

**4. CONSIDERATION OF APPROVAL FOR CONDITIONAL USE PERMIT CASE NO. CUP 24-13 AT 2569 MISSION STREET FOR A PROPOSED PILATES FITNESS STUDIO, AND A DETERMINATION FOR THE REQUIRED PARKING (MEGAFIT BY LAGREE)**

Associate Planner Sevag Sassounian presented the staff report.

The following person(s) provided comment:

- Roshelle Popovich (*Applicant's Representative*)

Commissioner Gatsoulis-Batnij moved, seconded by Commissioner Mequet, to adopt Resolution No. PCR 25-03 with staff's recommended conditions of approval and a determination that the site can accommodate the proposed use with the combination of off- and on-street parking.

Motion passed 5-0 by the following vote:

AYES: Gatsoulis-Batnij, Cheng, Mequet, Dustin, Boyle

NOES: None

ABSTAIN: None

ABSENT: None

**5. CONSIDERATION OF APPROVAL FOR CONDITIONAL USE PERMIT NO. CUP 24-14 AND CUP 25-01 AT 2050 HUNTINGTON DRIVE FOR THE ESTABLISHMENT OF A SCHOOL USE WITHIN AN EXISTING COMMERCIAL STRUCTURE AND A PARKING AGREEMENT (HAO)**

Associate Planner Camillia Martinez presented the staff report.

The following person(s) provided comment:

- Richard Hao (*Applicant*)
- Paula Martin Fishbeck (*Applicant's representative*)
- Anna Han (*Applicant*)

Vice Chair Dustin moved, seconded by Commissioner Cheng, to adopt Resolution No. PCR 25-05 with the attached standard conditions, and incorporating the correction to revise Finding No. 2 by replacing "physical therapy" with "tutoring school" and amending the title to accurately reference Conditional Use Permit No. CUP 24-14 and CUP 25-01.

Motion passed 5-0 by the following vote:

AYES: Gatsoulis-Batnij, Cheng, Mequet, Dustin, Boyle

NOES: None

ABSTAIN: None

ABSENT: None

### **CONSENT CALENDAR**

The Planning Commission agreed to hear a blanket motion for the three items on the consent calendar.

Commissioner Cheng moved, seconded by Vice Chair Dustin, to approve Items 6 through 8 of the consent calendar, with an amendment to the January 28, 2025, special meeting minutes to remove Commissioner Gatsoulis-Batnij from the "ayes" section of the motion for item 1.

Motion passed 5-0 by the following vote:

AYES: Gatsoulis-Batnij, Cheng, Mequet, Dustin, Boyle  
NOES: None  
ABSTAIN: None  
ABSENT: None

### **6. APPROVAL OF MINUTES**

The Planning Commission approved the minutes of the regular meeting of January 22, 2025 and the special meeting of January 28, 2025 with the amendment to item no. 1 of the minutes of the special meeting of January 28, 2025, removing Gatsoulis-Batnij from the "ayes" section of the motion.

### **7. ADOPTION OF APPROVAL RESOLUTION NO. PCR 25-01 APPROVING CONDITIONAL USE PERMIT CASE NOS. CUP 24-06, 24-07, AND 24-08; AND VARIANCE CASE NO. VAR 24-05 AT 2659 MISSION STREET**

The Planning Commission adopted Resolution No. PCR 25-01 approving Conditional Use Permit Case Nos. CUP 24-06, 24-07, and 24-08 and Variance Case No. VAR 24-05 at 2569 Mission Street.

### **8. TIME EXTENSION REQUEST FOR CONDITIONAL USE PERMIT CASE NOS. CUP 22-05 & CUP 22-06 AT 2277 HUNTINGTON DRIVE (EL DORADO POLLOS A LA BRASA)**

The Planning Commission approved the time extension request for Conditional Use Permit Case Nos. CUP 22-05 and CUP 22-06 at 2277 Huntington Drive (El Dorado Pollos A La Brasa).

### **OTHER MATTERS**

### **9. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

### **WRITTEN COMMUNICATIONS OR PUBLIC WRITINGS DISTRIBUTED**

The following person(s) provided written communications or public writings:

- None

**FUTURE AGENDA ITEMS**

The following item(s) were requested:

- None

**ADJOURNMENT**

Chair Boyle adjourned the meeting at 8:17 p.m. to March 26, 2025, at the City Hall Council Chambers.

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ISIDRO FIGUEROA  
COMMUNITY  
DEVELOPMENT DIRECTOR