

**CITY OF SAN MARINO  
RESOLUTION NO. PCR 25-07**

**A RESOLUTION OF THE CITY OF SAN MARINO PLANNING  
COMMISSION DESIGN REVIEW CASE NO. DR 23-93 & DR 24-98  
LOCATED AT 2738 DORESTA ROAD, CITY OF SAN MARINO,  
LEGALLY DESCRIBED AS TRACT NO. 9381, LOT 18, IN THE CITY  
OF SAN MARINO, COUNTY OF LOS ANGELES**

WHEREAS, on October 3, 2023, an application to construct a 171 square-foot first-story addition and a 961 square-foot second-story addition with a front façade change. Patrick Szurpicki (Applicant) filed the application for the property located at 2738 Doresta Road, San Marino, CA, 91108 (the Property).

WHEREAS, the Property is Zoned R-1, Single-Family Residential (Area District VII), and

WHEREAS, the property in question is legally described as follows:

**LOT 18 OF TRACT 9381, IN THE CITY OF SAN MARINO, COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA.**

WHEREAS, a public hearing to consider said application was held before the Planning Commission on January 22, 2025, at the hour of 6:00 p.m., and to hear and consider relevant testimony, evidence, and comments have been made a part of the record.

WHEREAS, on January 22, 2025, the Planning Commission also reviewed all of the information provided in the staff report and considered the testimony given at the public hearing, including all written communications to the Planning Commission, as well as other pertinent information; and

WHEREAS, on January 22, 2025, the Planning Commission deliberated the merits of the Project and made a motion to continue the project to a date uncertain; and

WHEREAS, on March 26, 2025, the Planning Commission also reviewed all of the information provided in the staff report and considered the testimony given at the public hearing, including all written communications to the Planning Commission, as well as other pertinent information; and

WHEREAS, on March 26, 2025, the Planning Commission deliberated the merits of the Project and made a Motion of Intent to Approve the Project.

WHEREAS, the proposed project is Categorical Exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15301, Class 1 (Existing Facilities).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SAN MARINO does hereby find, determine and declare:

**SECTION 1.** All of the above recitals are true and correct and are incorporated herein as part of this decision by this reference.

**SECTION 2.** The San Marino Planning Commission makes the following findings regarding a second-story addition for DESIGN REVIEW NO. DR 23-93 & DR 24-98:

**A. That the proposed structure is compatible with the neighborhood,**

- a. *The existing one-story home is identified as a Minimal Traditional style home. The legal neighborhood is composed primarily of one and two-story homes in a mix of Period Revival architectural styles, including Spanish Colonial Revival, American Colonial Revival, Minimal Traditional, and Monterey Revival. The second-story addition is compatible with the two-story homes within the legal neighborhood on Doresta Road.*

*The proposed massing of the residence is compatible with the surrounding residences located within the neighborhood. The adjacent neighbor at 2728 Doresta Road south of the property has a larger livable area of 2,920 sq ft. than the proposed project. The adjacent neighbor at 2748 Doresta Road north of the property has a larger livable area of 2,794 sq ft. than the proposed project.*

*As such, this project meets this finding.*

**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,**

- a. *The two-story design of the home is consistent with the majority of the residences found in the legal neighborhood which are designed as two-story residences.*

*The proposed side setback to the east neighboring property is 10 feet-1 inch. The proposed side setback to the west neighboring property is 5 feet-1 inches, which is greater than the existing setback of 3 feet-4 inches. Both side setbacks of the proposed second-story exceed the minimum 30-degree encroachment requirement.*

*The proposal is developed in a manner that 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.*

*Therefore, this project meets this finding.*

**C. In the case of a building addition, the proposal is compatible with the existing building which includes the rooflines,**

- a. *The proposed roof will be Owens Corning-Woodmore and is compatible and consistent with the existing composition shingle roof; the proposed 4:12 slope will be compatible with the existing home.*

*As such, this project meets this finding.*

**D. That the colors and materials are consistent and match the existing building or structure.**

- a. *The proposed addition will feature a new façade design, which includes a brick façade and wood columns and corbels. Other proposed matching features include sand finish stucco, shutters, and double-hung and casement aluminum-clad wood windows.*

*Therefore, this project meets this finding.*

**SECTION 3.** PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the San Marino Planning Commission hereby approves DESIGN REVIEW NO. DR 23-93 & DR 24-98 subject to conditions of approval.

**SECTION 4.** The proposed project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15301, Class I (Existing Facilities).

**SECTION 5.** The decision of the Planning Commission, as set forth in this Resolution, is final unless a timely appeal to the City Council is filed within fifteen (15) days of the date of the adoption of this Resolution by the Planning Commission pursuant with the provisions of Section 23.15.10 of the San Marino City Code.

VOTE:           **AYES:** NONE  
                     **NOES:** NONE  
                     **ABSTAIN:** NONE  
                     **ABSENT:** NONE

**CERTIFICATION**

I hereby certify the foregoing Resolution No. PCR 25-07 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 March 26, 2025.

**PASSED, APPROVED, AND ADOPTED** on this 26<sup>th</sup> day of March 2025.

\_\_\_\_\_  
SHELLEY BOYLE,  
Chair, San Marino Planning Commission

ATTEST:

\_\_\_\_\_  
ISIDRO FIGUEROA,  
Secretary, San Marino Planning Commission

EXHIBITS

A. COMMUNITY DEVELOPMENT DEPARTMENT STANDARD CONDITIONS

# EXHIBIT A

## COMMUNITY DEVELOPMENT DEPARTMENT STANDARD CONDITIONS

**PROJECT #:** Design Review No. DR 23-93 & DR 24-98

**SUBJECT:** To construct a 171 square-foot first-story addition and a 961 square-foot second-story addition with a front façade change.

**APPLICANT:** Patrick Szurpicki

**LOCATION:** 2738 Doresta Road

**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.  
APPLICANT SHALL CONTACT THE PLANNING DIVISION, (626) 300-0710, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:**

### A. General Requirements

### Completion Date

1. The applicant shall defend, indemnify, protect and hold harmless the City, its elected and appointed council members, boards, commissions, officers, officials, agents, consultants, employees, and volunteers from and against any and all claims, actions, or proceeding against the City and its elected and appointed council members, boards, commissions, officers, officials, agents, consultants, employees and volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at applicant's expense.

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2. Copies of the signed Planning Commission Resolution of Approval 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.

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**B. Time Limits**

1. Any approval shall expire if Building Permits are not issued or approved use has not commenced within one year 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 being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Community Development Director. \_\_\_\_/\_\_\_\_/\_\_\_\_
3. Occupancy of the structures shall not commence until such time as all California Building Code and Fire Marshal regulations have been complied with. Prior to commencement of occupancy, plans shall be submitted to the San Marino Fire Department and the Building Department to show compliance. The structure shall be inspected for compliance and final acceptance granted prior to start of occupancy. \_\_\_\_/\_\_\_\_/\_\_\_\_

**D. Conditions of Approval**

1. Prior to any use of the project site being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Community Development Director. \_\_\_\_/\_\_\_\_/\_\_\_\_