

PLANNING COMMISSION RESOLUTION NO. PCR 10-04

A RESOLUTION OF THE CITY OF SAN MARINO PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL APPROVE A DRAFT ORDINANCE OF THE CITY OF SAN MARINO AMENDING CHAPTER 23 OF THE CITY CODE PERTAINING TO THE ESTABLISHMENT OF A PRE-APPROVED LIST OF WINDOW REPLACEMENT MATERIALS

SECTION 1. The City Council has established the Design Review Committee and Planning Commission to help preserve the character of the City by maintaining standards to control design, massiveness, and size of residential and commercial structures within the City; and

SECTION 2. The maintenance of design standards requires review of window specifications to ensure against the use of incompatible materials, styles and installations; and

SECTION 3. Such control measures should be balanced with the legitimate need for expeditious processing of requests for permits to replace damaged, deteriorated or otherwise undesirable windows; and

SECTION 4. Identifying these pre-approved materials will enable the Design Review Committee and Planning Commission to place greater emphasis on other design review issues and will expedite the permit process for residents wishing to use pre-approved window materials.

SECTION 5. The Planning and Building Department staff is authorized to issue building permits for new or replacement windows without specific Design Review Committee and Planning Commission approval upon a determination that the proposal is in accordance with the "Window Replacement Procedures and Pre-Approved Window Material List" document.

SECTION 6. A legally noticed public hearing was conducted on June 23, 2010 to consider an ordinance pertaining to the establishment of a "Window Replacement Procedures and Pre-Approved Window Material List". Both oral and written testimony were presented to the Planning Commission.

SECTION 7. A negative declaration was prepared for this project in accordance with the California Environmental Quality Act.

SECTION 8. The Planning Commission hereby recommends the City Council approve and adopt the proposed draft ordinance pertaining to the establishment of the "Window Replacement Procedures and Pre-Approved Window Material List" document.

PASSED, APPROVED, AND ADOPTED this 23rd day of June, 2010.



Howard Brody, Chairman

ATTEST:



David A. Saldafia, Secretary