



# City of San Marino

## Staff Report

*Shelley Boyle, Chair*  
*John Dustin, Vice Chair*  
*Kevin Cheng, Commissioner*  
*Joyce Gatsoulis-Batnij, Commissioner*  
*Sharon Mequet, Commissioner*

TO: Chair and Members of the Planning Commission

FROM: Isidro Figueroa, Community Development Director

BY: Camillia Martinez, Associate Planner

DATE: March 26, 2025

**SUBJECT: CONSIDERATION OF APPROVAL 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)**

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### STRATEGIC PLAN CRITICAL SUCCESS FACTORS

Engaged and Connected Residents  
Well-Maintained Infrastructure  
Beautiful, Preserved, Single-Family Neighborhoods

### BACKGROUND

On January 28, 2025, the Planning Commission conducted a special public hearing to review the project. Both staff and the applicant provided presentations, and the Planning Commission opened the public hearing and received public testimony. The Planning Commission continued the public hearing to February 26, 2025. At the February 26<sup>th</sup> meeting, staff requested that the project be continued to a date uncertain in order for staff and the applicant to finalize details concerning the project.

### DISCUSSION

Staff and the applicant have finalized the details of the project, which has resulted in no changes to the plans reviewed by the Planning Commission at the January 28, 2025, special public hearing. The project's resolution reflects

the project as presented to the Planning Commission at the January 28, 2025, special public hearing, inclusive of incorporating a finding addressing the State's no net loss rules.

## **RECOMMENDATION**

Based on the information submitted to the record, staff recommends that the Planning Commission:

1. Determine that based on the whole of the administrative record, the proposed project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, Class 32 (Infill Development Projects), and that there is no substantial evidence demonstrating an exception to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Find that the proposed project meets the required findings; and
3. Approve the project with the attached conditions of approval.

## **ATTACHMENTS**

1. PC Staff Report from 1-28-25 Special Meeting
2. PCR 25-02 with Conditions of Approval