

RESOLUTION NO. R-24-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARINO, CALIFORNIA, APPROVING DESIGN REVIEW CASE NO. DR 21-25 AND DR 21-73, TO CONSTRUCT A 287 SQUARE-FOOT (SQ FT) ONE-STORY ADDITION AND A 131 SQ FT SECOND-STORY ADDITION, FOR THE EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1408 WILSON AVENUE, ASSESSOR PARCEL NUMBER 5323-018-033, CITY OF SAN MARINO

WHEREAS, on March 17, 2021, an application to construct an approximately 418 square-foot, first and seconds-story addition, and front façade changes to the existing approximately 2,522 square-foot residence was duly filed by Sigo Group Management, LLC (Applicant), for the Property located at 1408 Wilson Avenue, 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 2 OF TRACT No. 10800, IN THE CITY OF SAN MARINO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

WHEREAS, a public hearing to consider said application was set and held before the Design Review Committee on November 17, 2021, at the hour of 7:00 p.m., and relevant testimony, evidence, and comments have been made a part of the record.

WHEREAS, on November 17, 2021, the Design Review Committee deliberated the merits of the Project and made a Motion of Intent to Continue the Project, subject to the project changes, based on the provided comments at the meeting, and that the project be considered at a future Design Review Committee meeting; and

WHEREAS, a public hearing to consider said application was set and held before the Design Review Committee on September 7, 2022, at the hour of 6:00 p.m., and relevant testimony, evidence, and comments have been made a part of the record.

WHEREAS, on September 7, 2022, the Design Review Committee deliberated the merits of the Project and made a Motion of Intent to Continue the Project, subject to the project changes, based on the provided comments at the meeting, and that the project be considered at a future Design Review Committee meeting; and

WHEREAS, a public hearing to consider said application was set and held before the Design Review Committee on October 19, 2022, at the hour of 6:00 p.m., and relevant testimony, evidence, and comments have been made a part of the record.

WHEREAS, on October 19, 2022, the Design Review Committee reviewed all of the information provided in the staff report and considered the testimony given at the public hearings, including all written communications to the Design Review Committee, as well

as other pertinent information; and deliberated the merits of the Project; and Approved the Project.; and

WHEREAS, on November 3, 2022, an application to appeal the Design Review Committee’s decision was duly filed by Rebecca Hu and Cheng Family, the Jagles Family, Beatrice and Kenneth Li (Neighbors).

WHEREAS, a public hearing to consider said appeal was set and held before the Planning Commission on January 25, 2023, at the hour of 6:00 p.m., and relevant testimony, evidence, and comments have been made a part of the record.

WHEREAS, on January 25, 2023, the Planning Commission deliberated the merits of the Project and made a Motion of Intent to Continue the Project to a date uncertain; and

WHEREAS, on October 25, 2023, during said public hearing, the Planning Commission deliberated the merits of the Project and made a Motion of Intent to Approve the Project, subject to the preparation of a written Resolution of Approval to be considered at the next available Planning Commission meeting; and

WHEREAS, on November 21, 2023, pursuant to the findings, the Planning Commission approved DESIGN REVIEW NO. DR 21-25 and DESIGN REVIEW NO. DR 21-73 subject to conditions of approval; and

WHEREAS, on December 5, 2023, an application to appeal the decision of the Planning Commission was duly filed by Rebecca Hu and Cheng Family, the Jagles Family, Beatrice and Kenneth Li (Neighbors); and

WHEREAS, on February 14, 2024, a public hearing to consider said appeal was set and held before the City Council of the City of San Marino, and relevant testimony, evidence, and comments have been made a part of the record; and

WHEREAS, on February 14, 2024, during said public hearing, the City Council of the City of San Marino reviewed all of the information provided in the staff reports and considered the testimony given, including all written communications to the Planning Commission, as well as other pertinent information; and

WHEREAS, on February 14, 2024, during said public hearing, the City Council of the City of San Marino deliberated the merits of the project, and requested the project be heard before them de novo; and

WHEREAS, on July 10, 2024, during said public hearing, the City Council of the City of San Marino reviewed all of the information provided in the staff reports and considered the testimony given, including all written communications from the Planning Commission, as well as other pertinent information; and

WHEREAS, on July 10, 2024, during said public hearing, the City Council of the City of San Marino deliberated the merits of the project, and motioned to approve City Council Resolution No. R 24-23; and

WHEREAS, the proposed project is Categorical Exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15301 & 15303, Class 1 & Class 3.

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL 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 City Council of the City of San Marino makes the following findings for a second-story addition and removal of a window visible from the street for DESIGN REVIEW NO. DR 21-25 and DR 21-73:

1. That the proposed structure is compatible with the neighborhood,

- a. *The existing two-story residence closely resembles a Cape Cod style home. The legal neighborhood is composed primarily of two-story homes in a variety of architectural styles, including Craftsman, Minimal Traditional, and Colonial Revival. The project proposes a 418 square-foot addition to the first and second-story of the home and exterior modifications. The exterior modification to the street-facing façade of the home includes the introduction of a new front-facing single gable, shutters, casement windows, and wood singles. The new front-facing gable will project approximately 4 feet from the existing façade, and the shed dormer will be aligned with the windows found on the main body of the home. The proposed addition in the rear will create a new family room with 189 square feet of additional living area and a 319 square-foot covered patio area.*

The additions and introduction of the front-facing gable will maintain the architectural style of the home and break up the bulk of the steep roof that is currently visible. The new front-facing gable will articulate the façade while maintaining the overall massing of the home and will, therefore, be compatible with the neighborhood.

The existing wood siding is proposed to be removed and replaced with wood shingle cladding. Natural wood shingle is a common wall-cladding material found on Cape Code style homes. The legal neighborhood exhibits a variety of natural wall cladding materials, including brick and wood-siding. The change from wood-siding to wood shingle will be compatible with the natural cladding materials found throughout the neighborhood.

As such, this project meets this finding.

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,

- a. *Based on the project plans, the proposed addition in the rear will extend the footprint of the existing home by approximately 11 feet to the rear and will continue the same plate height of 8 feet 4 inches as the existing first floor. The adjacent Property (1406 Wilson Ave.), nearest to the proposed first-floor addition, is improved with a second-story home that extends approximately the same footprint as the proposed addition. There is an existing large oak tree canopy between both neighbors which provides an additional privacy buffer. Based on the adjacent building's configuration and the location of the existing oak tree canopy, the addition is not anticipated to impact any adjacent neighbors' privacy. The second-floor addition is only to the front of the house and will not produce an impact on the privacy of any adjacent neighbors.*

Therefore, this project meets this finding.

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

- a. *The proposed front-facing gable will break up the expansive roof and maintain the same 12:12 roof pitch found along the front façade, while the new gable dormer and rear yard addition will match the 3.75:12 roof pitch found on the back of the home. The rear elevation currently features a large second-story massing that appears top-heavy. The proposed rear yard addition will provide balance to the rear façade and will be compatible with the existing building.*

As such, this project meets this finding.

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

- a. *The project includes the removal of existing wood siding and the installation of a natural wood shingle in a Mist Gray color. This material will be applied consistently throughout the façade of the home. The proposed addition in the rear will feature La Habra stucco cladding, CertainTeed Landmark TL composition shingle roofing material in the Shenandoah color, and Pella Lifestyle aluminum-clad windows in a white color; these materials will be consistent and match the materials found on the home.*

Therefore, this project meets this finding.

SECTION 3. PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that City Council of the City of San Marino hereby approves DESIGN REVIEW NO. DR 21-25 and DR 21-73 subject to conditions of approval attached hereto.

SECTION 4. The project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines, Article 19, Sections 15301 (Class 1) and 15303 (Class 3) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CERTIFICATION

The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED on this 10th day of July, 2024.

STEVEN W. HUANG, DDS, MAYOR

ATTEST:

ALISON WALKER
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SAN MARINO)

I, ALISON WALKER, City Clerk of the City of San Marino, California, hereby certify that Resolution No. R-24-23 was adopted by the City Council of the City of San Marino at a Regular Adjourned Meeting held on the 10th day of July, 2024, and that the same was adopted by the following vote :

AYES:

NOES:

ABSTAIN:

ABSENT:

ALISON WALKER
CITY CLERK

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT STANDARD CONDITIONS

PROJECT #: Design Review No. DR 21-25 and DR 21-73

SUBJECT: Construct an approximately 418 square-foot, first and second-story addition, and front façade changes

APPLICANT: Sigo Group Management, LLC

LOCATION: 1408 Wilson Aveune

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.

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.

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. 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.
2. The applicant will consult with City Staff to confirm an appropriate landscape plan to maintain the health of the existing oak trees to ___/___/___ the rear of the Property.