



City of San Marino

Staff Report

*Rick Chou, Chair
Raymond Cheng, Vice Chair
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Steven Jones, Member*

TO: Chair and Members of the Design Review Committee

FROM: Isidro Figueroa, Community Development Director

BY: Arielle Truong, Assistant Planner

DATE: April 16, 2024

SUBJECT: CONSIDERATION OF APPROVAL FOR DESIGN REVIEW CASE NO. DR 24-91 AT 1476 KENSINGTON ROAD FOR THE PROPOSED FAÇADE CHANGES (KWOK)

STRATEGIC PLAN CRITICAL SUCCESS FACTORS

Beautiful, Preserved, Single-Family Neighborhoods;
Engaged and Connected Residents

BACKGROUND

The applicant proposes façade modifications, including smooth stucco re-siding and the installation of precast concrete quoins, exterior light fixtures, and wood panels underneath existing bay windows on the front façade of an existing single-family residence located at 1476 Kensington Road. The project requires the following design review action:

- **Design Review Case No. DR 24-91:** Pursuant to San Marino Municipal Code (SMMC) Section 23.15.04 (A)(1), an alteration to an existing residential structure which changes the appearance of the structure as viewed from a public street requires design review. Therefore, the proposed façade changes require design review.

A 338-square-foot addition, interior remodel, skylight installation, roof replacement, and whole-house window replacement were approved under Permit No. 22-1034. Further information is provided in the Discussion section below.

ZONING INFORMATION

General Plan Land Use Designation: Very Low Density Residential

Zoning: R-1, Area District IV

Parcel Number (APN): 5328-024-004

Lot Size: 13,552

Location: The property is located at Kensington Road between Euston Road and Monterey Road.

Existing Use: Two-story single-family residence with a detached garage.

Surrounding Uses: One-story single-family residences.

TREE PRESERVATION

The project does not propose the removal or relocation of any trees.

HISTORIC PRESERVATION

The subject property is not identified on the Citywide Historic Resources Survey Report as a potential historic resource.

NEIGHBORHOOD NOTIFICATION

Do Not Object – 14

Object – 1

No Response (with two attempts of certified mailings) – 3

ENVIRONMENTAL FINDING

The project proposes façade modifications, including smooth stucco re-siding and the installation of precast concrete quoins, exterior light fixtures, and wood panels underneath existing bay windows of an existing single-family residence. Pursuant to Section 21084 of the California Public Resource Code, the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

DISCUSSION

On October 16, 2024, Building Permit No. 22-1034 was issued, which included a rear 338-square-foot one-story building addition, interior remodel, whole-house window and roof replacement, and the installation of one skylight. The applicant was previously approved for a like-for-like replacement of the brick bands along the front façade of the residence. On November 26, 2024, the applicant submitted a design review application proposing façade modifications, including replacing the brick bands and beadboards with stucco, installing wood panels underneath the existing bay windows, precast concrete quoins, and exterior light fixtures in order for the design of the residence to contain features consistent with the French Eclectic architectural style.

DESIGN REVIEW FINDINGS

Pursuant to SMMC Section 23.15.09, the DRC shall consider the durability, quality and cost of construction materials when raised as an issue by the applicant; and approve the application if it finds all of the following to be true:

1. That the proposed structure is compatible with the Neighborhood.

Residences within the Legal Neighborhood are primarily designed in the Minimal Traditional and Ranch architectural styles, with some compatible French Eclectic infill. The subject residence was constructed in the French Eclectic architectural style in 1942. The French Eclectic architectural style commonly displays character-defining features such as a symmetrical façade, steeply pitched roof, segmental arch on the front entry door, and stucco wall cladding. Each residence in the Legal Neighborhood is designed in its respective styles. The proposed façade modifications to the subject residence, particularly the stucco wall cladding and corner quoins, enhances the existing French Eclectic architectural style of the subject residence and does not detract from the style of homes in the Legal Neighborhood.

Therefore, 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.

The project proposes no changes in which this finding applies.

As such, 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.

The project proposes no changes in which this finding applies.

Therefore, this project meets this finding.

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

The project proposes replacing the existing brick cladding and exterior beadboards with a smooth stucco finish providing a consistent color, texture, and material. Additionally, the new wood panels underneath the bay windows and precast quoins will be painted in similar off-white colors to maintain a consistent appearance throughout the home.

As such, this project meets this finding.

RECOMMENDATION

Based on the information submitted to the record, staff recommends the Design Review Committee:

1. Determine that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), 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 project meets all applicable findings; and
3. Approve the project with the added condition:
 - a) The applicant shall work with staff to select an exterior light fixture that is compatible with the French Eclectic architectural style.

ATTACHMENTS

1. DR 24-91 Applicant's Statement of Intent
2. DR 24-91 Project Plans
3. DR 24-91 Neighborhood Map
4. DR 24-91 Neighborhood Notification Documents