



# 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 OF DESIGN REVIEW  
CASE NO. DR 23-93 AND DR 24-98 AT 2738 DORESTA  
ROAD TO CONSTRUCT A FIRST AND SECOND-STORY  
ADDITION TO AN EXISTING ONE-STORY HOME AND A  
FRONT FAÇADE CHANGE (SZURPICKI)**

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### STRATEGIC PLAN CRITICAL SUCCESS FACTORS

Beautiful, Preserved, Single-Family Neighborhoods  
Efficient, Responsive, and Effective City Services  
Engaged and Connected Residents

### BACKGROUND

The applicant proposes to construct an approximately 171 square-foot first-story addition and an approximately 961 square-foot second-story addition to an existing 1,531 square-foot one-story, single-family residence with a detached garage on a 7,074 square-foot lot in the R-1 zone, Area District VII located at 2738 Doresta Road. Additionally, the proposal includes a change to the front façade. As such, this requires two design review actions pursuant to City Code sections 23.15.04(A1)(A2).

- **DR 23-93**
  - An addition or alteration to an existing residential or commercial structure which: adds or expands a second story

- **DR 24-98**
  - An addition or alteration to an existing residential or commercial structure which: Changes the appearance of the structure as viewed, from a public street or alley;

The project also includes the following proposal not subject to design review:

- A reroof with Owens Corning - Woodmore.
- A new front walkway.

## **PROJECT BACKGROUND**

General Plan: Low Density Residential

Zoning: R-1 District Area VII

A.I.N.: 5325-003-011

Location: The subject property is located on Doresta Road between Ramiro Road and El Molino Avenue.

Lot Size: 7,074 Square feet

Existing Use: One-story, single-family residence with a detached 2-car garage.

Surrounding Uses: The subject property is surrounded by single-family homes in Area District VII.

## **HISTORY**

On January 22, 2025, the Planning Commission (PC) reviewed the project. The PC continued the project with the following comments:

- **The plate glass on the second-floor balcony door is not compatible with the chosen architectural style or the remaining fenestration.**
  - The new proposal has removed the balcony and door.
- **The proposed exterior light fixtures are clear lensing, have no shielding, and are not appropriate. The lights would be a nuisance of glare broadcasting out to the neighborhood.**
  - The lighting has been changed to a dark sky compliant and with seeded tempered glass.

- **It would be nice to see an integrated landscape plan with new trees in the front yard.**
  - The proposed landscape plan has remained mostly the same, with the exception of adding Camellia bushes.
- **The proposed addition is kind of narrow and tall, and the scale of the addition is a little off. The second story is not designed harmoniously with the existing home.**
  - The new proposal eliminates the northern side chimney and brings the second floor closer to the front façade by 5 feet.
- **There are some really serious privacy issues here with the proposed balcony.**
  - The new proposal has removed the balcony.
- **The rear arbor and windows appear to be invasive to the privacy of the neighbors and need to be addressed in this design.**
  - The applicant has elected to keep these elements.

## **TREE PRESERVATION**

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

## **HISTORICAL PRESERVATION**

The subject property is identified on the Citywide Historic Resources Survey Report as a district contributor to a potential future Mission Street Residential Historic District. The house is a Minimal Traditional home built in 1933.

## **NEIGHBOR APPROVAL/OBJECTION LETTERS**

Approve – 13

Object – 0

No response – 0

## **DISCUSSION**

### **PROJECT ANALYSIS**

The project proposes to construct an approximately 171 square-foot first-story to the existing side of the home and an approximately 961 square-foot second-story addition. The proposed addition will increase the total livable

square footage of the residence from approximately 1,531 square feet to 2,698 square feet.

### **Floor plans**

The first-floor plan proposes a total of 1,702 sq ft of livable area. The floor plan includes one bedroom, a living/dining room, a family room, and a kitchen.

The second-floor plan proposes a total of 961 sq ft of livable area. The floor plan includes three bedrooms.

### **Windows and Roofing**

The residence was designed to incorporate aluminum-clad double-hung and casement windows from Sierra Pacific. The proposed roof is Owens Corning-Woodmore.

As shown in the following table, the project complies with SMMC requirements for a single-family residence located within District Area VII:

<b>CRITERIA</b>	<b>REGULATION</b>	<b>EXISTING</b>	<b>PROPOSED</b>
<b>ZONING:</b>			
Maximum Livable Area/Lot Coverage	Maximum 2,700 sq ft	Lot Coverage: 1,876 sq ft Livable Area: 1,531 sq ft	Lot Coverage: 2,177 sq ft Livable Area: 2,698 sq ft
<b>HEIGHT</b>			
Maximum Allowed	Maximum 30 feet	15 feet	21 feet-4 inches
<b>YARD DIMENSIONS</b>			
Front	Minimum 25 feet	34 feet-8 inches	34 feet-8 inches
Side (East)	Minimum 5 feet	10 feet-1 inches	10 feet-1 inches
Side (West)	Minimum 5 feet	3 feet-4 inches	5 feet-1 inches
Rear	Minimum 25 feet	31 feet-7 inches	31 feet-7 inches
<b>PARKING</b>			
Garage Spaces for 4 bedrooms	2 covered spaces	2 covered spaces	2 covered spaces (20'-3" by 17'-3" interior)
Garage Parking Configuration	No tandem parking allowed	Side-by-side parking	Side-by-side parking



<b>DESIGN</b>			
Architectural Style	No Regulation	Minimal Traditional	Minimal Traditional

The project is also proposing to demolish an existing 150 sq ft un-permitted home office to the side of the home.

The SMMC 23.02.22 requires that:

*No main building or accessory building shall be constructed or expanded, nor shall any residential building be reconstructed or altered to the extent of more than fifty percent (50%) of its replacement value, determined cumulatively over a consecutive five (5) year period, unless, together with all other buildings on the same lot (except for basements that do not contain livable area and open roof buildings such as pergolas), such building shall meet all requirements contained in this chapter.*

However the SMMC 23.06.05(M) also states that:

*Any garage constructed prior to January 10, 1997, shall be considered a conforming structure, provided that the garage has a clear floor area with dimensions of not less than eighteen feet (18') in width and twenty feet (20') in depth for a two (2) car garage, twenty seven feet (27') in width and twenty feet (20') in depth for a three (3) car garage, and an additional nine feet (9') of width for each additional car space.*

As the existing garage meets the interior clearances, the garage does not need to be rebuilt to meet the current code.

## **ENVIRONMENTAL FINDING**

The project is for the construction of an approximately 1,167 square-foot, first and second-story addition to an existing approximately 1,531 square-foot, single-family home. 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, Sections 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.

## **DESIGN REVIEW FINDINGS**

Pursuant to Section 23.15.09(A), the San Marino City Code states that the DRC shall approve the application if it finds all of the following to be true:

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

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.

**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 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.

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

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.

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

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.

## **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, that the proposed addition is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Sections 15331, and there is no substantial evidence demonstrating an exception to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
- 2) Find that the proposed project meets the required findings; and
- 3) Approve the project.

## **ATTACHMENTS**

1. Submitted Plans
2. DRC Neighborhood Map
3. Neighborhood Input Letters
4. PCR 25-07