

## CITY OF SAN MARINO

# PLANNING COMMISSION AGENDA

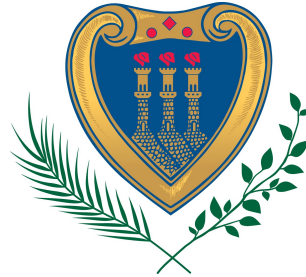
*John Dustin, Chair*

*Sharon Mequet, Vice Chair*

*Kevin Cheng, Commissioner*

*Shelley Boyle, Commissioner*

*Joyce Gatsoulis-Batnij, Commissioner*



[www.sanmarinoca.gov](http://www.sanmarinoca.gov)

(626) 300-0700 Phone

San Marino City Hall

2200 Huntington Drive

San Marino, CA 91108

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### REGULAR MEETING OF THE PLANNING COMMISSION WEDNESDAY, APRIL 22, 2026 AT 6:00 PM CITY HALL COUNCIL CHAMBERS 2200 HUNTINGTON DRIVE SAN MARINO, CA 91108

The City of San Marino appreciates your attendance. Citizens' interest provides the Planning Commission with valuable information regarding issues of the community.

Regular meetings are held on the 4th Wednesday of every month at 6:00 p.m.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a reasonable modification or accommodation in order to participate in a meeting should contact the City at [Planning@SanMarinoCA.gov](mailto:Planning@SanMarinoCA.gov) or by phone at (626) 300-0700 48 hours prior to the meeting for assistance.

The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties with Zoom. The City will do its best to resolve any technical issues as quickly as possible.

#### **How to participate in the meeting from home:**

Visit [www.SanMarinoCA.gov/Zoom](http://www.SanMarinoCA.gov/Zoom)

#### **How to offer public comment from home:**

1. Public comment will be accepted by email to [Planning@SanMarinoCA.gov](mailto:Planning@SanMarinoCA.gov) before or during the meeting prior to the close of public comment on an item, to be read during public comment. Lengthy public comment may be summarized in the interest of time.

2. Public comment will be accepted electronically via the zoom.us teleconference module during the meeting. Zoom comments will be taken after the in-person comments.

**FOR FURTHER INFORMATION** please contact the Planning Division at (626) 300-0700. A copy of the staff reports under review at this Planning Commission meeting will be available for public review by the end of the day April 16, 2026, on the City's website at: [www.SanMarinoCA.gov](http://www.SanMarinoCA.gov).

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

Alternate Ching Chiao, Alternate Brett Leitner, Commissioner Joyce Gatsoulis-Batnij, Commissioner Shelley Boyle, Commissioner Kevin Cheng, Vice Chair Sharon Mequet, and Chair John Dustin

## **POSTING OF AGENDA**

The agenda is posted 72 hours prior to each meeting at the following locations: City Hall, 2200 Huntington Drive, the Crowell Public Library, 1890 Huntington Drive, and the Stoneman Building, 1560 Pasqualito Drive. The agenda is also posted on the City's website: <http://www.sanmarinoca.gov>.

## **PUBLIC COMMENTS**

The City welcomes public input. Members of the public may address the Planning Commission by submitting a public comment request and giving it to the Community Development Director prior to the meeting. At this time, the public may address the Planning Commission on items that are not on the agenda. Pursuant to state law, the Planning Commission may not discuss or take action on issues not on the meeting agenda (Government Code Section 54954.3). The Chair reserves the right to place limits on duration of comments. Staff may be asked to follow up on such items.

## PUBLIC HEARINGS

### 1. **CONSIDERATION OF APPROVAL FOR CONDITIONAL USE PERMIT CASE NO. CUP 25-15 AT 2435 HUNTINGTON DRIVE FOR A PROPOSED TUTORING SCHOOL (CHENG)**

Recommendation: Based on the information submitted to the record, staff recommends the Planning Commission: 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; 3. Approve Conditional Use Permit Case No. CUP 25-15 as proposed on PCR 26-03.

### 2. **CONSIDERATION OF APPROVAL FOR CONDITIONAL USE PERMIT NO. CUP 25-12 AT 1151 OXFORD ROAD FOR THE DEMOLITION OF THE CENTRAL PORTION OF THE EXISTING 67,862 SQUARE FOOT HUNTINGTON LIBRARY ART BUILDING, AND RECONSTRUCTION OF A NEW, TWO-STORY WITH ONE BELOW-GRADE LEVEL CENTRAL WING, CONSISTING OF EXHIBITION SPACE, STORAGE, OFFICES, AND WORKSPACE STRUCTURALLY CONNECTED TO THE EXISTING SOUTH WING AND OTHER BUILDINGS, RESULTING IN A 75,310 SQUARE FOOT TOTAL SOUTH AND CENTRAL WING; INTERIOR AND EXTERIOR REPAIRS TO THE SOUTH WING, INCLUDING VOLUNTARY SEISMIC UPGRADES AND SPRINKLER INSTALLATION; AND NEW LANDSCAPING AND HARDSCAPING (THE HUNTINGTON)**

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 15302, Class 2 (Replacement or Reconstruction), and that there is no substantial evidence demonstrating an exception to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and (2) Adopt Resolution No. PCR 26-05 approving Conditional Use Permit Case No. CUP 25-12, subject to certain findings and conditions.

## CONSENT CALENDAR

### 3. **APPROVAL OF MINUTES**

Recommendation: Staff recommends that the Planning Commission approve the minutes of the regular meeting of March 25, 2026.

## **DIRECTOR'S REPORT**

This is an opportunity for the Community Development Director to inform the Planning

Commission and the public of any matters of interest.

**WRITTEN COMMUNICATIONS OR PUBLIC WRITINGS DISTRIBUTION**

This is an opportunity to announce any written communications pertaining to the City received by members of the Planning Commission. All public writings distributed by the City of San Marino to at least a majority of the Planning Commission regarding any item on this agenda will be made available at the Public Counter at City Hall located at 2200 Huntington Drive, San Marino, California 91108, and will also be included in the public agenda packet that will available for review at the Planning Commission meeting.

**ADJOURNMENT**

Posted: April 16, 2026

ISIDRO FIGUEROA  
COMMUNITY DEVELOPMENT DIRECTOR