

CITY OF SAN MARINO

DESIGN REVIEW COMMITTEE AGENDA

Raymond Cheng, Chair
Suzanne Torgeson, Vice Chair
Ted Lee, Member
Steven Jones, Member
Rick Chou, Member



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San Marino City Hall
2200 Huntington Drive
San Marino, CA 91108

SPECIAL MEETING OF THE DESIGN REVIEW COMMITTEE WEDNESDAY, MAY 20, 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 Design Review Committee with valuable information regarding issues of the community.

Regular meetings are held on the 1st and 3rd Wednesday of every month at 6:00 p.m.

In compliance with the American 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 (626) 300-0700 or at Planning@SanMarinoCA.gov 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

How to offer public comment from home:

How to offer public comment from home: Public comment will be accepted by email to Planning@SanMarinoCA.gov until 3:00 p.m. the day of the meeting. Written public comment received by 3:00 p.m. will be distributed to the Design Review Committee during the meeting. Any comments received after 3:00 p.m. will be included in the public comment record but not provided to the Design Review Committee at the meeting. Written public comment will be

accepted electronically via the zoom.us teleconference module during the meeting. Written Zoom comments will be accepted 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 Design Review Committee meeting will be available for public review by the end of the day, May 14, 2026, on the City's website at: www.SanMarinoCA.gov.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Alternate Nora Hoyos, Member Rick Chou, Member Steven Jones, Member Ted Lee, Vice Chair Suzanne Torgeson, Chair Raymond Cheng

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 Design Review Committee by completing a public comment card and giving it to the Community Development Director prior to the meeting. At this time, the public may address the Design Review Committee on items that are not on the agenda. Pursuant to state law, the Design Review Committee 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 DESIGN REVIEW CASE NO. DR 25-40 AT 2659 MISSION STREET FOR A NEW COMMERCIAL SIGN FOR PRAE SERVARE (CHANG)

Recommendation: Based on the information submitted to the record, staff recommends the Design Review Committee: (1) Determine that the proposed 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 proposed project meets all applicable findings; and (3) Approve the project as proposed.

Planner: Aubrey Stark-Miller, Assistant Planner

2. CONSIDERATION OF APPROVAL FOR DESIGN REVIEW CASE NO. DR 25-32 AND DR 25-83 AT 1327 OAK VIEW AVENUE FOR FIRST STORY ADDITIONS TOTALING 314 SQUARE-FEET, FAÇADE CHANGES, WHOLE HOUSE WINDOW AND DOOR REPLACEMENT, AND INCREASE IN BUILDING HEIGHT ON AN EXISTING ONE-STORY RESIDENCE (LIN)

Recommendation: Based on the information submitted to the record, staff recommends the Design Review Committee: 1. Determine that the proposed 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 as proposed.

Planner: Aubrey Stark-Miller, Assistant Planner

3. CONSIDERATION OF APPROVAL FOR DESIGN REVIEW CASE NOS. DR 24-88, DR 24-102, & DR 24-103 AT 1545 PASQUALITO FOR THE NEW FRONT ONE-STORY ADDITION, WINDOW AND DOOR REPLACEMENT WITH FLEETWOOD ALUMINUM WINDOWS & DOORS, AND NEW FRONT YARD WALL WITH A PLANTER WALL AND PEDESTRIAN GATES (BREUER)

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 § 15300.2 applies; (2) Find that the project meets all applicable findings; and (3) Approve the project.

Planner: Arielle Truong, Assistant Planner

4. CONSIDERATION OF APPROVAL FOR DESIGN REVIEW CASE NOS. DR 25-78 & DR 25-91 AT 1340 OAK VIEW AVENUE FOR THE NEW REAR SECOND FLOOR BALCONY, EXPANSION OF AN EXISTING SECOND FLOOR BALCONY, NEW 26 SQUARE FOOT SECOND FLOOR ADDITION, AND WINDOW AND DOOR MODIFICATIONS AT THE REAR FAÇADE (TSANG)

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 § 15300.2 applies; (2) Find that the project meets all applicable findings; and (3) Approve the project.

Planner: Arielle Truong, Assistant Planner

CONSENT CALENDAR

5. APPROVAL OF MINUTES

Recommendation: Staff recommends that the Design Review Committee approve the minutes of the special meeting of April 15, 2026.

DIRECTOR'S REPORT

This is an opportunity for the Community Development Director to inform the Design Review Committee 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 Design Review Committee. All public writings distributed by the City of San Marino to at least a majority of the Design Review Committee 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 Design Review Committee meeting.

ADJOURNMENT

Posted: May 14, 2026

ISIDRO FIGUEROA
COMMUNITY DEVELOPMENT DIRECTOR