



MINUTES

Wednesday, September 16, 2015, 2015 – 7:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

TEMS FOR COUNCIL ACTION

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearing and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

1. CALL TO ORDER

The meeting was called to order at 7:15 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Councilmember Teresa O'Neil, Planning Commissioner Raj Chahal, and Planning Commissioner Steve Kelly.

Staff present: Payal Bhagat, Associate Planner, Architectural Committee Liaison, and Steve Le, Planning Intern II

3. DISTRIBUTION OF AGENDA

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are also available at the Committee meeting.

4. DECLARATION OF COMMITTEE PROCEDURES

Councilmember O' Niel reviewed the Committee procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)
- Item 8.D. 222 Rodonovan Drive was continued to October 7, 2015 Architectural Committee meeting per the applicant's request.

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

- None

7. CONSENT CALENDAR

- None

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2015-11080**
Location: 746 Malarin Avenue, a 5,500 square foot parcel located mid0block on Malarin Avenue near the intersection of Serra Avenue and Malarin Avenue, APN: 294-17-016; property is zoned R1-6L-Single Family
Applicant: Leopold Van Den Eynde
Owner: Jamal and Kariann Boudi
Request: **Architectural Review** to allow 105 square foot one story and 1,444 square foot second story addition to an existing 2,049 single story residence, resulting in a 3,598 square foot six bedroom house. *(Continued at August 19, 2015 Architectural Committee Meeting)*
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for this item included the property owner and neighbor Mr. Trigg.

Mr. Le reviewed the latest design proposal and explained the changes the applicant had made to the design. Mr. Le also noted that staff received a phone call from neighbor concerned about privacy impacts of the proposed second story addition. Mr. Trigg shared a letter written by his wife, and noted that he did not have any concerns regarding the proposal as it met the City’s Single Family and Duplex Residential Design Guidelines and his privacy concerns. The Committee reviewed the design in detail and did not express any concerns regarding the proposal.

Motion/Action: The Architectural Committee approved the project as submitted (2-0-0-1).

8.B. File No.(s): **PLN2015-11154**
Location: 1600 Duane Avenue, a 1.28 acre parcel located at the intersection of Duance Avenue and Kenneth Street, APN: 224-42-001; property is zoned ML-Light Industrial
Applicant: Michael Goodwin
Owner: Fruit 330 LLC
Request: **Architectural Review** to allow demolition of the existing 21,881 square foot building and replace it with a new three story 35,900 square foot office building and associated improvements.
CEQA Determination: **Categorical Exemption** per CEQA Section 15332, In-Fill Development Projects
Project Planner: Steve Le, Planning Intern II
Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the project included the property owner and design team.

Mr. Le presented the project and noted that the applicant is requesting a reduction in the required parking. The applicant noted that 75 percent of the building is intended to be owned by one tenant. The Committee did not have any concerns regarding the proposed design of the project.

Motion/Action: The Architectural Committee approved the project subject to the conditions of approval outlined in the Project Clearance Committee minutes (2-0-0-1).

8.C. File No.(s): **PLN2015-11173**
Location: 2118 Ventura Place, a 9,544 square foot parcel located on the south side of Ventura Place approximately 220 feet west of Santa Cruz Avenue, APN: 220-23-025; property is zoned R1-6L-Single-Family
Applicant: Lisa Tse
Owner: Leonid Arbuzov
Request: **Architectural Review** to allow a 728 square foot first floor expansion, 557 square foot replacement garage, and 827 square foot second story addition to an existing 1,936 square foot existing home, resulting into a 2,840 square foot two story residence with four bedrooms. *(Continued from July 22, 2015 Architectural Committee meeting)*
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for this project included the applicant.

Ms. Bhagat reviewed the proposal and noted that the applicant made several changes to the proposal based on staff's recommendation. She noted that staff had some concern regarding the large double volume spaces that was proposed as it added to additional mass. She also noted that the first floor bedrooms are not being remodeled as part of the proposal. The applicant noted that they wanted to high ceilings in the living and dining room areas so that there is connection between the first and second floor. The Commission did not express any concerns regarding the proposed design. They noted that the proposed second story addition meets the design guidelines.

Motion/Action: The Architectural Committee approved the project subject to the following condition (3-0-0-0):

1. The project applicant will need to submit for an obtain Architectural Committee approval for the phase 2 remodel of the home which include the bedrooms on the first floor.

8.E. File No.(s): **PLN2015-11284**
Location: 811 Clyde Avenue, a 7,500 square foot parcel located mid-block on Clyde Avenue near the intersection of Clyde Avenue and Baird Avenue, APN: 101-23-011; property is zoned R1-6L-Single-Family
Applicant/Owner: Karl Ting
Request: **Architectural Review** to allow a 495 square foot one story addition to the rear of an existing 1,931 square foot one story residence, resulting into a 2,426 square foot five bedroom one story residence.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the applicant.

Mr. Le reviewed the proposed design. The Commission did not express any concerns regarding the proposal.

Motion/Action: The Architectural Committee approved the project as proposed (3-0-0-0).

8.F. File No.(s): **PLN2015-11288**
Location: 428 Luther Drive, a 7,800 square foot parcel located approximately 220 feet north from the intersection of Pruneridge Avenue and Luther Drive, APN: 294-31-029; property is zoned R1-6L-Single-Family
Applicant: Hau-Ching Liao
Owner: Liang Lin
Request: **Architectural Review** to allow a 602 square foot one story addition to an existing 2,278 square foot two story home, resulting into a 2,880 square foot five bedroom residence. The project includes demolition of the existing sun room located in the rear yard.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Associate planner
Recommendation: **Approve**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owner. Representation for the proposal included the applicant.

Ms. Bhagat reviewed the project design and noted that staff did not have any concerns regarding the proposed one story addition. The Committee noted that the existing second floor predated the Single Family and Duplex Residential Design Guidelines.

Motion/Action: The Architectural Committee approved the project subject to the following condition (3-0-0-0):

1. Applicant shall provide a foam trim along the south elevation to visually breakup the large two story wall.

8.G. File No.(s): **PLN2015-11295**
Location: 3550 Golden State Drive, a 5,100 square foot parcel located approximately 160 feet east from the intersection of Cherry Lane and Golden State Drive, APN: 290-22-062; property is zoned R1-6L-Single-Family
Applicant/Owner: Sheau Voo Lee
Request: **Architectural Review** to allow demolition of the existing 1,583 square foot one story single family residence and construct a new 2,162 square foot one story residence with three bedrooms and **Zoning Administrator Modification** to allow increase in the lot coverage to 42 percent and reduction of the side yard setback to the garage at 3'9" where 5 feet is required.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Associate Planner
Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the applicant.

Ms. Bhagat reviewed the proposed design and noted that the existing garage is at a legal non-conforming setback. Ms. Bhagat also noted that staff did not have any concerns regarding the proposal. The Committee members did not express any concerns regarding the proposed design and supported the proposed modification request.

Motion/Action: The Architectural Committee approved the project subject to the following condition (3-0-0-0):

1. The Committee noted that a condition will be placed on the property restricting them for adding a second story on to the residence, as the Committee is recommending approval for an increased lot coverage.

8.H. File No.(s): **PLN2015-11306**
Location: 1601 Coleman Avenue, a 12.59 acre parcel located on Coleman Avenue near the intersection of Coleman Avenue and Cari Street, APN: 230-06-033; property is zoned MH-Heavy Industrial
Applicant: Matt Cyr
Owner: Kim Katz, Director of Real Estate
Request: **Architectural Review** to allow relocation of the existing fueling facility at Costco Warehouse center.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the applicant.

Ms. Bhagat reviewing the proposal and noted that the pump operations will adhere to the hours of operations approved under the use permit for the site. She also noted that the applicant had undertaken a traffic analysis which concluded that the proposed new fueling station would not cause significant traffic impact. The Committee inquired about the timing of the proposed project. The applicant noted that the proposed pumps are designed to be more efficient in design and they would start the construction of the project after the holiday season to minimize disruptions in operations and accessibility to the Costco Warehouse center.

Motion/Action: The Architectural Committee approved the project subject to the following condition (3-0-0-0):

1. The applicant shall work with staff and provide a completed stormwater treatment checklist and plans for review and approval prior to issuance of the building permit.

8.I. File No.(s): **PLN2015-11313**
Location: 2093 Main Street, a 5,000 square foot lot located approximately 160 feet east from the intersection of Cabrillo Avenue and Main Street, APN:224-22-009; property is zoned R1-6L-Single-Family
Applicant: Quang Phan
Owner: Sherene Nagarajah
Request: **Architectural Review** to allow interior tenant improvement and a 92 square foot front porch, living room addition and reconfiguring and enclosing the front porch to create a fourth bedroom to an existing 1,531 square foot one story residence resulting into 1,623 square foot single story residence with four bedrooms. The project includes a request for a **Zoning Administrator** determination to allow use of the existing single car covered parking space.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the applicant.

Ms. Bhagat reviewed the project proposal and noted that the existing room which is proposed to be remodeled was approved with a bathroom. The Committee did not express any concerns regarding the proposed design and recommended that the Zoning Administrator allow the proposed change in use and addition with existing one car parking space.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

8.J. File No.(s): **PLN2015-11318**
Location: 225 Washington Street, a 13,575 square foot property located at the southwest corner of Washington Street and College Avenue, APN:269-49-001; property is zoned OA-Professional Office
Applicant: Kohan, Inc.
Owner: Dr. Alan Frame
Request: **Architectural Review** to allow interior and exterior building and site remodel improvements to an existing 4,013 square foot office building and other associated improvements.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the applicant.

Ms. Bhagat reviewed the proposal and noted that most of the building has been occupied by one tenant. She also noted that proposal was referred to the Historical and Landmarks Commission, where the Commission recommended approval of the proposed design. She noted that the proposal does not include a trash enclosure, and the applicant has been using the side yard setback adjacent to the residential neighbors to store their residential size trash bins. The applicant noted that it would be very expensive for them to build the trash enclosure at this time, and that they would continue the use of the residential size trash bins.

Motion/Action: The Architectural Committee approved the project subject to the following conditions (3-0-0-0):

1. The Committee approved the use of the residential size trash bins. However, the Committee noted that the applicant should work with staff to either get more frequent trash pick-up or revise the plans to include a trash enclosure, and
2. The applicant shall work with staff to implement a landscaping scheme as part of the overall proposal.

8.K. File No.(s): **PLN2015-11354**
Location: 3420 Warburton Avenue, a 11,875 square foot parcel located approximately 500 feet west from the intersection of Warburton Avenue and Nobili Avenue, APN: 220-02-033; property is zoned R1-6L-Single-Family
Applicant: Josh Ham
Owner: David Ham
Request: **Architectural Review** to allow interior tenant improvements to convert existing living room into the fifth bedroom in an existing 3,466 square foot two story residence.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: **Approve**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the applicant.

Ms. Bhagat reviewed the project and noted that the proposal does not include changes to the exterior walls of the existing home. The Committee did not express any concerns regarding the proposal.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Report of the Liaison from the Planning and Inspection Department
- iii. Committee/Board Liaison and Committee Reports
- iv. Committee Activities
- v. Upcoming Agenda Item
 - None

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on October 10, 2015, at 7:00 p.m.

Prepared by: Payal Bhagat
Payal Bhagat
Associate Planner/AC Liaison

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer

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