



**AGENDA
Wednesday, October 28, 2015 – 7:00 P.M.**

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

ITEMS 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

2. ROLL CALL

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

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)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

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

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- None

8. PUBLIC HEARING ITEMS

- 8.A. File No(s):** **PLN2015-11247, CEQ2015-01193**
Location: 3000 Bowers Avenue, a 7.19 acre site located at the intersection of Bowers Avenue and Central Expressway, APN: 216-48-033; property is zoned ML-Light Industrial
Applicant/Owner: Rich Truempler, The Sobrato Organization
Request: **Architectural Review** to allow an amendment to a previously approved project and allow construction of a two 165,000 square foot five-stories office buildings and one five-stories parking structure and surface parking totaling 991 parking spaces. The amended project does not include an amenity building.
CEQA Determination: **Addendum** to the previously certified **Environmental Impact Report (SCH#2012062052)**
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File No(s):** **PLN2015-11317**
Location: 4381 Fillmore Street, a 6,250 square foot parcel located approximately 150 feet south from the intersection of Second Street and Fillmore Street, APN: 104-11-086; property is zoned R1-6L-Single Family
Applicant/Owner: Mohamed Dekhil
Request: **Architectural Review** to allow 124 square foot addition to the existing 2,787 square foot two story residence resulting into a 2,911 square foot two story residence with four bedrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No(s):** **PLN2015-11387**
Location: 1985 Stanley Avenue, a 5,856 square foot lot located approximately 379 feet west from the intersection of California Street and Stanley Avenue, APN: 269-39-014; property is zoned R1-6L-Single-Family
Applicant: W. H. Yang
Owner: Johnny Chow
Request: **Architectural Review** to allow a 490 square foot one story front and rear yard addition to an existing 2,144 square foot residence resulting into a 2,634 square foot one story home with four bedrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve**
- 8.D. File No(s):** **PLN2015-11404**
Location: 2376 Roosevelt Circle, a 6,000 square foot lot located approximately 110 feet south from the intersection of Alvarado

Drive and Roosevelt Circle, APN: 224-37-032; property is zoned R1-6L-Single-Family
Applicant/Owner: Ernie Trod
Request: **Architectural Review** to allow a 656 square foot one story front and rear yard addition to an existing 1,696 square foot residence resulting into a 2,352 square foot one story home with five bedrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: Approve

8.E. File No.(s): **PLN2015-11410**
Location: 3397 Forest Avenue, a 6,175 square foot lot located approximately 70 feet west from the intersection of Tyler Avenue and Forest Avenue, APN: 303-14-047; property is zoned R1-6L-Single-Family
Applicant: Paul Warda
Owner: Yonwen Chau and Ariene K.
Request: **Architectural Review** to allow a 564 square foot one story front and rear yard addition to an existing 1,938 square foot residence resulting into a 2,412 square foot one story home with four bedrooms. This proposal includes removal of a significant portion of the house.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: Approve, subject to conditions

8.F. File No.(s): **PLN2015-11413**
Location: 1764 Scott Boulevard, a 7,345 square foot lot located approximately 245 feet south from the intersection of Warburton Avenue and Scott Boulevard, APN: 224-16-016; property is zoned R1-6L-Single-Family
Applicant/Owner: Gina Sun
Request: **Architectural Review** to allow 814 square foot one story rear yard addition to an existing 1,438 square foot residence resulting into a 2,252 square foot one story home with four bedrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: Approve

8.H. File No.(s): **PLN2015-11439**
Location: 160 N. Cypress Avenue, a 11,681 square foot lot located mid-block on Cypress Avenue between Forest Avenue and Cecil Avenue, APN: 303-20-059; property is zoned R1-6L-Single-Family
Applicant: David Perng
Owner: 1012 Wilmington Way LLC.
Request: **Architectural Review** to allow 1,427 square foot one story front and rear yard addition to an existing 2,116 square foot, three

bedroom, two bathroom residence resulting into a 3,543 square foot one story home with five bedrooms and five bathrooms and two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.I. File No.(s): **PLN2015-11450**
Location: 2252 Nobili Avenue, a 8,710 square foot lot located at the intersection of Emmett Place and Nobili Avenue, APN: 220-16-019; property is zoned R1-6L-Single-Family
Applicant: Tuan Cao
Owner: Alexander Middleton
Request: **Architectural Review** to allow 492 square foot one story rear yard addition to an existing three bedroom, three bathroom, 2,183 square foot residence resulting into a 2,675 square foot one story home with four bedrooms and three bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve**

8.J. File No.(s): **PLN2015-11454**
Location: 1008 Leith Avenue, a 6,746 square foot lot located approximately 413 feet east from the intersection of Beth Court and Leith Avenue, APN: 101-22-064; property is zoned R1-6L-Single-Family
Applicant: Nick Bui
Owner: Pereira Mindy
Request: **Architectural Review** to allow 265 square foot one story rear yard addition to an existing 1,587 square foot residence resulting into a 1,852 square foot one story home with potential four bedrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve**

8.K. File No.(s): **PLN2015-11457**
Location: 2532 Elliot Street, a 7,878 square foot lot located on Elliot Street between Pyle Court and Elliot Court, APN: 216-11-057; property is zoned R1-6L-Single-Family
Applicant: Gary Ahern
Owner: Dell Cardini
Request: **Architectural Review** to allow 454 square foot one story rear yard addition to an existing 1,708 square foot residence resulting into a 2,162 square foot one story home with potential four bedrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Associate Planner

Staff Recommendation: Approve

8.L. File No.(s): **PLN2015-11461**
Location: 158 Cronin Drive, a 6,920 square foot lot located approximately 250 feet south from the intersection of Mauricia Avenue and Cronin Drive, APN: 296-14-005; property is zoned R1-6L-Single-Family
Applicant/Owner: Aparna Vaishampayan
Request: **Architectural Review** to allow 839 square foot one story front and rear yard addition to an existing 2,126 square foot residence resulting into a 2,695 square foot one story home with potential four bedrooms. The proposal also includes demolition of the rear porch totaling 270 square feet.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Associate Planner
Staff Recommendation: Approve, subject to conditions

8.M. File No.(s): **PLN2015-11464**
Location: 2307 Running Water Court, a 3,686 square foot lot located approximately 107 feet west from the intersection of Lakeshore Drive and Second Street, APN: 104-37-039; property is zoned PD-Planned Development
Applicant/Owner: Michael Simbirksy
Request: **Architectural Review** to allow interior improvements to convert the existing kitchen area into the fifth bedroom and create a kitchen area into the existing dining/family room. No exterior changes are proposed as part of this project.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Associate Planner
Staff Recommendation: Approve

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- i. **Announcements/Other Items**
 - Review of the 2016 Architectural Committee Meeting Calendar
- ii. **Report of the Liaison from the Planning and Inspection Department**
- iii. **Committee/Board Liaison and Committee Reports**
- iv. **Committee Activities**
- v. **Upcoming Agenda Items**

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on November 18, 2015, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Associate Planner/ AC Liaison

Approved: 
Gloria Sciara, AICP
Development Review Officer