



## **AGENDA**

**Wednesday, December 16, 2015 – 7:00 P.M.**

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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):** **PLN2012-09540 and CEQ2012-01149**  
Location: 3610 and 3640 (3700) El Camino Real, a 12.6 acre project site located at the southwest corner of El Camino Real and Lawrence Expressway, APN(s): 313-06-004 and -002; property is zoned PD-Planned Development  
Applicant: Essex Property Trust  
Owner: Santa Clara Square, LLC  
Request: **Architectural Review** to allow the demolition of the existing retail store and fast food restaurant and development of a mixed use project consisting of 476 apartment units and up to 108,000 square feet of retail space, associated parking, landscaping, and site improvements.  
CEQA Determination: Previously approved Environmental Impact Report (SCH#2013042025)  
Project Planner(s): Gloria Sciara, AICP, Development Review Officer and Payal Bhagat, Associate Planner  
**Staff Recommendation: Approve**
- 8.B. File No.(s):** **PLN2015-11111**  
Location: 1055 Helen Avenue, a 10,117 square foot lot located on the west side of Helen Avenue approximately 300 feet north of El Camino Real, APN: 213-37-006; property is zoned PD-Planned Development  
Applicant: Antony Joma, Joma Studio Architects  
Owner: Mehdi Sadri  
Request: **Architectural Review** to allow the construction of four, three-story attached townhomes, a private street, landscaping, and other on-site improvements.  
CEQA Determination: Categorical Exemption per CEQA Section 15332, Infill Development  
Project Planner: Debby Fernandez, Associate Planner  
**Staff Recommendation: Approve**
- 8.C. File No.(s):** **PLN2015-11160**  
Location: 2582 Amethyst Drive, a 5,591 square foot lot located approximately 235 feet west from the intersection of Glade Drive and Amethyst Drive, APN: 216-22-058; property is zoned R1-6L-Single-Family  
Applicant/Owner: Guillermo Segura  
Request: **Architectural Review** to allow a 533 square foot one story addition to an existing 1,701 square foot, three bedroom and two bathroom home, resulting into a 2,234 square foot one story home with three bedrooms and two bathrooms. The project includes a Zoning Administrator Modification request to reduce the driveway width from 10 feet to eight feet six inches.  
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Gregory Qwan, Planning Intern II  
**Staff Recommendation: Deny**

**8.D. File No.(s):** **PLN2015-11603**  
Location: 410 Lafayette Way, a 10,268 square foot parcel located on the west side of Lafayette Way approximately 60 feet north of Poplar Street, APN: 269-43-045; property is zoned R1-6L-Single-Family  
Applicant: Salvatore Caruso  
Owner: Autumn, LLC  
Request: **Architectural Review** to allow a 551 square foot expansion of an existing 1515 square foot unfinished/non-habitable basement space and repurposing the new 2,086 square foot basement space to habitable living area consisting of one full bathroom, one bedroom and a game/home theater room, and a utility room; and, a 243 square foot first floor addition to the existing 1816± one story home living space resulting in a 4,126 square foot residence with four bedrooms and three bathrooms; and demolition of an existing 508 square foot garage and replacement with a new 480 square foot two car detached garage, and three on-site paved parking spaces.  
CEQA Determination: Categorical Exemption per CEQA Section 15331, Historical Resource  
Project Planner: Debby Fernandez, Associate Planner  
**Staff Recommendation: Continue for redesign**

**8.E. File No.(s):** **PLN2015-11384 and CEQ2015-01199**  
Location: 3535 Garrett Drive, a 5.69 acre parcel located at the intersection of Garrett Drive and Tannery Way, APN: 216-31-077; property is zoned ML-Light Industrial  
Applicant/Owner: Jane Vaughan, Menlo Equities  
Request: **Architectural Review** to allow the development of a new 310,540 square foot building along with a 1,035 parking spaces in a three level garage, and other on-site improvements. The proposal includes demolition of the existing 118,800 square foot industrial building.  
CEQA Determination: Previously approved Mitigated Negative Declaration  
Project Planner: Payal Bhagat, Associate Planner  
**Staff Recommendation: Approve**

**8.F. 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 1,453 square foot one story front and rear yard addition to an existing 2,116 square foot, three bedroom, two bathroom residence resulting into a 3,584 square foot one story home with four bedrooms and three and a half bathrooms and two car garage. *(Project previously approved at the October 28, 2015 Architectural Committee Meeting)*  
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Payal Bhagat, Associate Planner  
**Staff Recommendation: Approve, subject to conditions**

**8.G. File No.(s):** **PLN2015-11474**  
**Location:** 2716 Estella Drive, a 8,165 square foot parcel located approximately 84 feet west from the intersection of Estella Drive and Buckingham Drive, APN: 294-33-010; property is zoned R1-8L- Single Family  
**Applicant:** Aditi Mukherjee  
**Owner:** Vrishali-Sanjay Modi  
**Request:** **Architectural Review** to allow 1,598 square foot first and second story addition to an existing 2,207 square foot, four bedroom and two bathroom residence, resulting in a 3,805 square foot two story home with potential seven bedrooms and five bathrooms;. The project includes a Zoning Administrator Modification to allow proposed porch to encroach five inches into required 20 feet front yard setback.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Gregory Qwan, Planning Intern II  
**Staff Recommendation:** **Approve**, subject to conditions

**8.H. File No.(s):** **PLN2015-11515**  
**Location:** 401 Rosemont Drive, a 5,663 square foot parcel located mid-block on Rosemont Drive near the intersection of Clinton Avenue and Rosemont Drive, APNs: 296-03-018; property is zoned R1-6L- Single Family  
**Applicant:** Sharvila Patadia  
**Owner:** Tai Peng Lee  
**Request:** **Architectural Review** to allow a 533 square foot first story addition to an existing 1,520 square foot, three bedroom and two bathroom residence, resulting in a 2,053 square foot one story home with four bedrooms and two bathrooms. The project includes a Zoning Administrator Modification to allow a reduction in garage width from 20 feet to 18 feet and a reduction in side yard setback from required five feet to four feet 11 inches.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Gregory Qwan, Planning Intern II  
**Staff Recommendation:** **Approve**

**8.I. File No.(s):** **PLN2015-11516**  
**Location:** 331 Rosemont Drive, a 6,615 square foot parcel located on the south side of Rosemont Drive approximately 150 feet east of Dayton Avenue, APNs: 296-03-011; property is zoned R1-6L- Single Family  
**Applicant:** Seema Shenvi  
**Owner:** Handoko Chendra  
**Request:** **Architectural Review** to allow a garage conversion into living area and creates a fourth bedroom. The proposal includes a 441 square foot addition to the existing 1,392 square foot three bedroom home resulting in a 1,833 square foot residence. A new 527 square foot carport will be added in front of the existing garage.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Yen Chen, Associate Planner  
**Staff Recommendation: Approve**

**8.J. File No.(s):** **PLN2015-11530**  
Location: 564 Hickory Place, a 6,660 square feet parcel located on the southeast of the Sutter Elementary School and approximately 150 square feet south of the intersection of Hickory Place and Hickory Court, APN: 293-14-026; property is zoned R1-6L- Single Family  
Applicant/Owner: Dylan Taffe  
Request: **Architectural Review** to allow 243 square feet one story addition to an existing 1,493 square foot, four bedrooms and two bathrooms residence, resulting in a 1,736 square foot single story home with potential five bedrooms and two bathrooms.  
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Steve Le, Planning Intern II  
**Staff Recommendation: Approve**, subject to conditions

**8.K. File No.(s):** **PLN2015-11536**  
Location: 2442 Raggio Avenue, a 5,916 square foot parcel located approximately 125 feet west from the intersection of Raggio Avenue and Laine Avenue, APNs: 216-04-023; property is zoned R1-6L- Single Family  
Applicant/Owner: Sabrina Dong  
Request: **Architectural Review** to allow a 724 square foot one story addition to an existing three bedroom and one bathroom 1,495 square foot home, resulting into a 2,219 square foot residence with four bedrooms and three bathrooms. The proposal includes a Zoning Administrator Modification request to reduce the garage from 19 feet seven inches to 17 feet two inches.  
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Payal Bhagat, Associate Planner  
**Staff Recommendation: Approve**

**8.L. File No.(s):** **PLN2015-11540**  
Location: 448 Los Padres Boulevard, a 5,890 square foot lot located on the south side of Los Padres Boulevard approximately 265 west of Bohannon Drive, APN: 303-10-006; property is zoned R1-6L- Single Family  
Applicant: Nickolas Sosa  
Owner: Brett Klehn  
Request: **Architectural Review** to allow a 687 square foot addition to an existing three bedroom and one bathroom 1,680 square foot home, resulting in a 2,367 square foot residence with four bedrooms and two bathrooms.  
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Debby Fernandez, Associate Planner

**Staff Recommendation: Approve**

**8.M. File No.(s):** **PLN2015-11554**  
**Location:** 2176 El Capitan Avenue, an 11, 761 square foot lot located on the north side of El Capitan Avenue, approximately 220 feet west of Los Padres Boulevard, APN: 224-31-003; property is zoned R1-6L- Single Family  
**Applicant/Owner:** Iqbaluddin Syed  
**Request:** **Architectural Review** to allow a 527 square foot addition to an existing four bedroom and two bathroom 1,786 square foot home, resulting in a 2,313 square foot residence with five bedrooms and three bathrooms, and also a proposed detached one bedroom and one bathroom 617 square foot accessory unit.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities and Section and Section 15303 New Construction or Conversion of Small Structures  
**Project Planner:** Jeff Schwilk, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**9. OTHER BUSINESS**

- 9.A. Committee Procedures and Staff Communications**
- i. Announcements/Other Items**
    - Approval 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 January 6, 2016, at 7:00 p.m.

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

Approved: Gloria Sciara  
Gloria Sciara, AICP  
Development Review Officer