



MINUTES

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

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

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

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

3. DISTRIBUTION OF AGENDA

Copies of the current agenda were made available by the Planning Division office on the Friday afternoon preceding the meeting and were 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)

- None

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

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

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 presented the proposal and noted that the project was revised to reconfigure internal circulation and includes a private shuttle stop on Oakmead Village Court. She noted that an addendum to the previously certified Environmental Impact Report was prepared for the revised project, which did not identify any additional significant impacts as a result of the modified project. The applicant made a brief presentation outlining the various changes made to the design of the project. The Committee did not express any concerns regarding the project.

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

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

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. Qwan presented the proposal. The applicant noted that they need greater head clearance in their closet area and therefore are requesting the proposed addition. The Committee noted that the design guidelines

require second story additions to step in by a minimum of three feet as a way to break the mass of the building. The Committee noted that their proposal does not meet the intent of the Single Family and Duplex Residential Design Guidelines.

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

1. The applicant shall revise the plans to remove the column on the new second story addition, and
2. The applicant shall revise the plans to include another window consistent with the existing windows on the elevation.

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

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 proposal with the Committee. The Committee expressed some concerns regarding the door existing out of the room into the side yard.

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

1. The applicant shall revise the plans such that the door leading from the room into the rear yard is converted into a window, and
2. The Committee recommended that the plans to be revised to include vanity sink in the proposed new bathroom.

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

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 proposal. The Committee expressed concerns regarding the roof design, and noted that roof design that cause stagnant water to accumulate cause water leakage issues in the long run.

Motion/Action: The Architectural Committee approved the project as submitted with the recommendation that the applicant consider changing the roof design to a shed roof in order to avoid water accumulation (3-0-0-0).

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

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 and neighbors Jane, James, Jim, Julie, Kendall, Michael, and Corinne.

Ms. Bhagat reviewed the proposal and noted that staff had concerns regarding the proposed height of the entrance porch, the chain link fence enclosing the front yard, lack of front yard landscaping, upkeep of the site, and a business vehicle

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

1. Applicant to reduce the front porch height by one foot,
2. Include a private tree as part of the front yard landscaping, and
3. Remove the cyclone fence surrounding the front yard.

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**

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 proposal. The Committee did not express any concerns regarding the proposed design.

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

8.G. 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

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 and neighbors including James, Kendall, Michelle, Corinne, and Alex.

Ms. Bhagat reviewed the proposed project and noted that staff had concerns regarding the height of the proposed one story addition. She added that the proposal includes a one bathroom per each bedroom, which is not atypical of single family developments in the city. Several neighbors spoke in opposition to the project and noted that the project was too big in size, that it didn't provide enough parking to support the number of bedrooms, and that the project would become a rental property. The Commission expressed concerns regarding the number of bedrooms proposed and the proposed vaulted interior ceiling contributing to the overall height as part of the project. The applicant noted that this property is going their future primary residence and noted that their life style requires every bedroom be accompanied by attached bathroom.

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

1. Applicant shall simplify the roof and redesign it without the dormers,
2. Applicant shall remove the window above the door and redesign the porch and front addition roof such that the roof plate height from the finished grade is reduced by one and a half feet, and
3. Applicant shall put in a one car carport in the rear yard and make sure that the required 10 foot side yard access is maintained to the carport.

8.H. 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

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 proposal. The Committee did not express any concerns regarding the proposed design.

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

8.I. 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

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 proposal. The Committee did not express any concerns regarding the proposed design.

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

8.J. 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

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. The Committee did not express any concerns regarding the proposed design.

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

8.K. 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

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 includes an interior courtyard along with the bedroom addition. The Committee expressed concerns regarding the two doors leading up to the proposed new bedroom.

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

1. Applicant to redesign the plan to remove one of the two doors leading up the new bedroom addition towards the front of the home.

8.L. 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**

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. The Committee did not express any concerns regarding the proposed design.

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 Items

10. ADJOURNMENT

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

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

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer