



**MINUTES
Wednesday, November 18, 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 Raj Chahal and Planning Commissioner Mike O'Halloran.

Staff present: Debby Fernandez, Associate Planner

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): **PLN2014-10358**
Location: 2900 El Camino Real, an approximately 1.92 acre site located approximately 200 feet west from the intersection of El Camino Real and Kiely Boulevard, APN: 290-05-077; property is zoned CT-Thoroughfare Commercial
Applicant/Owner: CLK, LLC
Request: **Architectural Review** to allow the development of a new 22,896 square foot commercial building in conjunction with parking and other onsite improvements. The proposal includes partial demolition of the existing building on site.
CEQA Determination: Categorical Exemption per CEQA Section 15332, In-Fill Development
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 property owner Hak Lee and the project architect Hua-Ching Liao.

Ms. Fernandez provided an overview of the proposal and presented the project plans. A discussion followed regarding building setbacks, circulation, alley access and landscaping. The Committee cited concerns regarding privacy impacts to neighboring residents posed by the site location of the building, absence of fencing and insufficient landscaping screening along the property edge interfacing the alley and abutting the neighboring residences to the south. Location of the windows and access doors on the rear building elevation were examined for opportunities to address privacy concerns. The Committee determined that the location of the windows as proposed are sufficiently high enough to not pose a privacy impact on adjacent neighbors and that landscape screening can be augmented with removal of one rear door and the sidewalk leading up to that door for installation of a planter strip with columnar trees and hedge plantings, instead of fencing.

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

- 1) Remove one rear door and the sidewalk leading up to that door at the back of the new building and install a landscape planter strip at least five-feet in width in place of the sidewalk.
- 2) Work with staff on the appropriate planting scheme for columnar trees (size, spacing and species) and hedge within the planter strip.
- 3) Landscaping to be installed to the satisfaction of the Planning Department prior to issuance of building occupancy permits.

8.B. File No.(s): **PLN2015-11181**
Location: 2917 Kearney Avenue, a 5,711 square foot parcel located approximately 160 feet west from the intersection of Kearney Avenue and Amethyst Drive, APN: 216-18-002; property is zoned R1-6L-Single Family
Applicant: Ray Chen
Owner: CPCAL Group LLC
Request: **Architectural Review** to allow demolition of the existing 1,680 square foot one story home with three bedrooms and two

bathrooms, and development of a 2,224 square foot single story residence with three bedrooms and three bathrooms.

CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures

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 Patrick Cheung and Ann Lin, property owners.

Ms. Fernandez provided an overview of the project and presented the proposed plans for the replacement residence. Ms. Fernandez noted that the proposal includes a Zoning Administrator Modification to increase the maximum lot coverage from 40 to 40.4 percent and reduce the front yard setback from 20' to 19'2" to allow construction of a covered porch entry at the front of the new home. A discussion followed regarding the condition of the existing landscaping in the front yard.

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

1. Plant a minimum 15-gallon tree in the front yard.
2. Maintain the front yard landscaping in good condition.

8.C. File No.(s): **PLN2015-11389**

Location: 1735 Shamrock Avenue, a 5,937 square foot lot located at the intersection of Brady Court and Shamrock Avenue, APN: 216-02-024; property is zoned R1-6L-Single-Family

Applicant: Michelle Miner

Owner: Richard Craig

Request: **Architectural Review** to allow a 1,810 square foot first and second story addition to an existing 1,638 square foot, three bedroom and two bathroom residence resulting into a 3,448 square foot two story home with seven potential bedrooms and four bathrooms.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities

Project Planner: Gregory Qwan, Planning Intern II

Staff Recommendation: **Deny**

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 property owners, Richard and Melissa Craig, and the project architect Michelle Minor. Neighboring residents in attendance included: Paula Solorzono, Sergei and Kristina Skokova, and Peg Rucker.

Ms. Fernandez presented the project plans and outlined the design elements of the proposal that are inconsistent with the City's Single-Family and Duplex Residential Design Guidelines. The Committee opened the discussion to the public and comments concerning the overall size, floor plan layout and use of the structure as a dormitory were expressed. The property owners and architect responded to the neighbors concerns and explained that the home is designed for their single family use single and their needs for interior space for display of personnel collections, storage, and private office and recreational space. A discussion followed with the Committee expressing concerns regarding building mass, absence of second story setbacks and gross floor area.

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

1. Provide a four-foot second story offset from the first floor along the length off the south side building elevation.
2. Provide a four-foot second story offset from the first floor in the locations of the proposed man cave and office. The exterior wall of the proposed exercise room may be retained as proposed, flush with the first floor building elevation.
3. Submit the revised plans to the Planning Department for review by the Architectural Committee at a noticed public hearing.

8.D. File No.(s): **PLN2015-11370 and CEQ2012-01131**
 Location: 2820 Northwestern Parkway, a 17.92 acre site located at the intersection of Northwestern Parkway and Walsh Avenue, APNs: 216-28-118, -131; property is zoned ML-Light Industrial
 Applicant: CAS Architects, Inc
 Owner: Vantage Data Center
 Request: **Architectural Review** to allow a two-story 42,900 square foot addition to an existing two-story industrial building, housing data modules, electrical rooms and office. Project includes maintenance and installation of landscaping and other on-site improvements.
 CEQA Determination: Addendum to a previously approved Mitigated Negative Declaration (SCH#2012052004)
 Project Planner: Yen Chen, Associate Planner
Staff Recommendation: Approve

Notice: The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 500 feet. Representation for the proposal included Anthony Matist and Brooke Simms, project architects, and property owner representative Justin Thomas.

Ms. Fernandez provided an overview of phased development of the project site as a data center facility and summarized the proposal for the expansion of Building V1. Ms. Fernandez stated that an Addendum to the Infrastructure Upgrade Project Mitigated Negative Declaration adopted in 2012. The Addendum for the proposed project did not identify any additional significant impacts. The project plans and presentation boards showed the proposed building elevations and sight lines of rooftop mechanical equipment screening. A discussion followed regarding on-site parking, existing site landscape conditions, the proposed landscape plan, and the ongoing maintenance and evaluation of site landscaping.

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

- 1) Project shall comply with the conditions set forth in the Project Clearance Committee meeting minutes of October 13, 2015.
- 2) Continue to work with Planning Department staff on the evaluation of the health of the existing trees on-site and in the public right-of-way fronting the project site and need for removal and replacement at a minimum 2:1 ratio of 24-inch box specimen trees as determined by the City Arborist.
- 3) Property owner to maintain site landscaping in good condition for the life of the project.

8.E. File No.(s): **PLN2015-11487**
 Location: 85 Jenkins Place, a 5,184 square foot parcel located approximately 80 feet north from the intersection of McKinley Drive and Jenkins Place, APN: 296-36-034; property is zoned R1-6L-Single Family
 Applicant/Owner: Xiaojie Dong

Request: **Architectural Review** to allow 486 square foot front yard addition to an existing 1,653 square foot, two bedrooms and two bathrooms residence; resulting into a 2,193 square foot single-story home with four bedrooms and three bathrooms.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities

Project Planner: Debby Fernandez, 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 property owner Xiaojie Dong, and the architect Hua-Ching Liao.

Ms. Fernandez presented the plans and noted that the proposal includes a Zoning Administrator Modification to increase the maximum lot coverage from 40 to 43 percent to allow construction of the proposed addition. The Committee reviewed the plans and a discussion followed regarding the existing condition and absence of maintenance of the front yard landscaping.

Motion/Action: The Architectural Committee approved the project subject to the following conditions (3-0-0-0): Property owner shall submit a landscape plan to the Planning Department for approval prior to issuance of building permits and maintain the front yard landscaping in good condition.

8.F. File No.(s): **PLN2015-11501**

Location: 2149 Benton Street, a 6,379 square foot parcel located at the intersection of Benton Street and Sunlite Drive, APNs: 290-11-007; property is zoned R1-6L- Single Family

Applicant: Brad Cox, Architect Inc.

Owner: Gita Kazemi

Request: **Architectural Review** to allow demolition and reconstruction of 936 square foot of existing living area in addition to expansion of the existing garage and front porch resulting into a 2,354 square foot single-story residence with three bedrooms and two and one-half baths.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities

Project Planner: Debby Fernandez, 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 property owners Gita Kazemi and Martin Johnson.

Ms. Fernandez presented the plans and noted that the proposal includes a Zoning Administrator Modification to reduce the minimum interior garage dimensions from 20' x 20' to 19'3" x 19' x 11" to construct the new replacement garage. Ms. Fernandez also noted that the bay windows along the west building elevation cantilever approximately 1' 9" into the side yard to create a 3'9" side yard setback from the adjacent property line. The property owner explained the purpose for the new construction is to repair and replace aged and damaged features of the home within the same footprint and architectural style of the existing residence. The Committee reviewed the plans and discussed the location of the proposed bay windows and concurred that privacy impacts to the living area of the neighboring property were minimized by the existing driveway on that property causing a large separation between the two single-story homes. A discussion then followed regarding proposed landscaping in the front yard.

Motion/Action: The Architectural Committee approved the project subject to the following conditions (3-0-0-0): Should the existing tree in the front yard require removal due to construction activities a replacement tree is to be planted in the front yard prior to issuance of a final building permit.

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

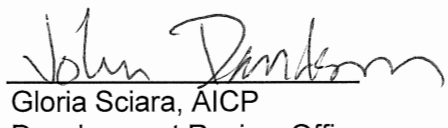
10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on December 16, 2015, at 7:00 p.m.

Prepared by:


Debby Fernandez
Associate Planner

Approved:


Gloria Sciara, AICP
Development Review Officer