



**AGENDA
Wednesday, March 2, 2016 – 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):** **PLN2015-11248**
Location: 4726 Armour Drive, a 6,100 square foot parcel located approximately 95 feet south from the intersection of Hogan Drive and Armour Drive, APN: 097-17-057; property is zoned R1-6L-Single-Family
Applicant/Owner: Tawea Jittwanich
Request: **Architectural Review** to allow a 396 square foot one story addition to an existing 1,526 square foot two story residence, resulting into a 1,922 square foot five bedroom two story residence (*continued from August 19, 2015 for redesign*).
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2015-11389**
Location: 1735 Shamrock Avenue, a 5,590 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 1,656 square foot first and second story addition to an existing 1,675 square foot, three bedroom and two bathroom residence, resulting in a 3,331 square foot two story home with five bedrooms and four bathrooms (*continued from November 18, 2015 for redesign*).
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):** **PLN2015-11581**
Location: 3511 Warburton Avenue, a 6,379 square foot parcel located approximately 85 feet west of Briarwood Drive, APN: 224-04-032; property is zoned R1-6L-Single Family
Applicant: Jeff Guinta
Owner: Devadoss Arunkumar
Request: **Architectural Review** to allow a 163 square foot front single-story addition and 915 square foot second-story addition to an existing 1,682 square foot, three bedroom and two bathroom residence, resulting in a 2,760 square foot two story home with five bedrooms and five bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions
- 8.D. File No.(s):** **PLN2015-11583**
Location: 459 La Herran Drive, a 6,308 square foot lot located on the east side of La Herran Drive, approximately 185 feet south of Pruneridge Avenue, APN: 216-15-026; property is zoned R1-6L-Single Family
Applicant/Owner: Xiaoming Li

Request: **Architectural Review** to allow the demolition of an existing one story 1,640 square foot home, and development of a new two story 3,480 square foot residence with five bedroom and four and half bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.E. File No.(s): **PLN2015-11605**
Location: 173 Claremont Avenue, a 6,037 square foot parcel located near the intersection of Elmhurst Avenue and Claremont Avenue, APN: 296-16-018; property is zoned R1-6L-Single Family
Applicant: Victor Yatco of VBX Services
Owner: Sacha Bankore
Request: **Architectural Review** to allow interior remodeling and a 288 square foot expansion of the existing living room into the front courtyard space that is currently partially covered. The existing single family residence is one story, 2,086 square foot, with three bedroom and two bathrooms. The resulting residence will be 2,374 square foot with four bedrooms and two bathrooms. The proposed addition is within the existing roof area therefore, the existing lot coverage of the subject property does not change.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

8.F. File No.(s): **PLN2015-11612**
Location: 3569 MacGregor Lane, a 6,520 square foot parcel located approximately 270 feet east of Aberdeen Street, APN: 101-08-024; property is zoned R1-6L-Single Family
Applicant: Leopold Vandeneynde
Owner: Leigh Miller
Request: **Architectural Review** to allow a 533 square foot rear single-story addition to an existing 1,837 square foot, three bedrooms and two bathroom residence, resulting in a 2,371 square foot single story home with four bedrooms and three bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

8.G. File No.(s): **PLN2015-11629**
Location: 2440 South Park Lane, a 1,546 square foot parcel located near the intersection of Mosswood Lane and South Park Lane, APN: 216-39-048; property is zoned PD-Planned Development
Applicant: Keith Williams
Owner: Rajesh Anantharaman
Request: **Architectural Review** to allow construction of one new bathroom and conversion of a 161 square foot cathedral ceiling area into a new bedroom, of an existing two story 1,934 square foot, three bedroom and two bathroom residence, resulting in a 2,095 square foot two story home with four bedrooms and three bathrooms.

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): **PLN2016-11649**
Location: 2344 Augusta Place, a 5,500 square foot parcel located southwest corner of Augusta Place and Pilot Knob Place intersection, APN: 216-17-021; property is zoned R1-6L-Single Family
Applicant/Owner: Shao-Cheng Wang
Request: **Architectural Review** to allow 779 square feet rear addition to an existing 1,418 square foot, three bedrooms and two bathrooms residence, resulting in a 2,197 square foot single 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**, subject to conditions

8.I. File No.(s): **PLN2016-11656**
Location: 657 Los Padres Boulevard, a 5,900 square foot parcel located mid-block on Los Padres Boulevard between Serra Avenue and Forbes Avenue, APN: 294-08-066; property is zoned R1-6L-Single Family
Applicant/Owner: Paren Shan
Request: **Architectural Review** to allow 769 square feet front and rear addition in conjunction with 310 square foot garage conversion to an existing 1,406 square foot, three bedrooms and two bathrooms residence, resulting in a 2,175 square foot single story home with four bedrooms, three bathrooms and two car covered carport.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

8.J. File No.(s): **PLN2016-11675**
Location: 2326 Warburton Avenue, a 5,940 square foot parcel located approximately 75 feet west of Los Padres Boulevard, APN: 224-13-047; property is zoned R1-6L-Single Family
Applicant: Jack Lin
Owner: Harry Chern
Request: **Architectural Review** to allow a 965 square foot addition to an existing 1,471 square foot two bedroom, one bathroom residence, resulting into a 2,436 square foot four bedroom, two bathroom residence.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.K. File No.(s): **PLN2016-11694**
Location: 3485 Flora Vista Avenue, a 5,858 square foot parcel located approximately 300 feet north from the intersection of Flora Vista Avenue and Warburton Avenue, APN: 220-05-040; property is zoned R1-6L-Single Family
Applicant: Kyle Chan

Owner: Samuel Choi
Request: **Architectural Review** to allow 435 square feet front and rear addition to an existing 1,908 square foot, three bedrooms and two bathrooms residence, resulting in a 2,343 square foot single 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**, subject to conditions

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 March 16, 2016, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Associate Planner/ AC Liaison

Approved: 
Gloria Sciara, AICP
Development Review Officer