



**AGENDA  
Wednesday, March 16, 2016 – 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):** **PLN2015-11138**  
Location: 3607 Kifer Road, a 3.1 acre project site located the northwest corner of Kifer Road and Lawrence Expressway, APN: 205-38-015; property is zoned ML-Light Industrial  
Applicant: Clifford Chang  
Owner: RREF II 3689 Kifer LLC  
Request: **Architectural Review** to allow a new five-level parking garage in conjunction with a new five-story, 177,134 square foot office building and associated on-site improvements.  
CEQA Determination: Previously adopted Mitigated Negative Declaration.  
Project Planner: Steve Le, Assistant Planner I  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2015-11295**  
Location: 3550 Golden State Drive, a 5,100 square foot parcel located approximately 160 feet east from the intersection of Cherry Lane and Golden State Drive, APN: 290-22-062; property is zoned R1-6L-Single-Family  
Applicant/Owner: Sheau Voon Lee  
Request: **Architectural Review** to allow an increase in the height of the single family residence from previously approved 15 feet three inches to 17 feet nine inches. Design and site placement of the project remains the same. The previously approved project was to allow demolition of the existing 1,583 square foot one story single family residence and construct a new 2,162 square foot one story residence with three bedrooms and Zoning Administrator Modification to allow increase in the lot coverage to 42 percent and reduction of the side yard setback to the garage at 3' 9" where 5 feet is required (*original project approved at the September 16, 2015 meeting*).  
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Payal Bhagat, Associate Planner  
**Staff Recommendation:** **Approve**
- 8.C. File No.(s):** **PLN2015-11473**  
Location: 1127 Chapel Drive, a 5,775 square foot lot, located on the east side of Chapel Drive, 65 feet north of Benton Street, APN: 269-11-016; property is zoned R1-6L-Single Family  
Applicant: 3 Point Construction  
Owner: Peter Facione  
Request: **Architectural Review** to allow a proposed 495 square foot ground floor and 992 square foot second floor additions to an existing 1,158 square foot three bedrooms, one bathroom residence, resulting in 3,086 square foot five bedrooms, three bathrooms home.  
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
Project Planner: Jeff Schwilk, AICP, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**8.D. File No.(s):** **PLN2015-11539**  
Location: 564 Jefferson Street, a 8,580 square foot parcel, located on the west side of Jefferson Street, approximately 100 feet south of Market Street, APN: 269-35-034; property is zoned R1-6L-Single Family  
Applicant: Salvatore Caruso  
Owner: Kurt and Kim Chrestenson  
Request: **Architectural Review** to allow 108 square foot single-story side addition to an existing 2,974 square foot, four bedroom and three bathroom residence, resulting in a 3,082 square foot single-story home with four bedrooms and four bathrooms.  
CEQA Determination: Categorical Exemption per CEQA Section 15331, Historical Resource Restoration/Rehabilitation  
Project Planner: Gregory Qwan, Assistant Planner I  
**Staff Recommendation:** **Approve**

**8.E. File No.(s):** **PLN2016-11674**  
Location: 1870 Graham Lane, a 7,070 square foot parcel located near the intersection of Graham Lane and Vargas Place, APN: 224-12-117; property is zoned R1-6L-Single Family  
Applicant: Qui T Son  
Owner: Peter Chen and Mai K Le  
Request: **Architectural Review** to allow demolition of an existing 1,458 square foot single story, three bedroom, one bathroom residence and construct a new two story 3,583 square foot home with five bedrooms and three bathrooms.  
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
Project Planner: Lee Butler, Planning Manager  
**Staff Recommendation:** **Approve**, subject to conditions

**8.F. File No.(s):** **PLN2016-11685**  
Location: 2948 Barkley Avenue, an 8,000 square foot lot, located at the southwest corner of Barkley Avenue and Santa Cruz Avenue, APN: 220-29-045; property is zoned R1-6L-Single Family  
Applicant: TC Home Design  
Owner: Biao Ding  
Request: **Architectural Review** to allow a 497 square foot addition to an existing 1,635 square foot three bedrooms, two bathrooms residence, resulting in 2,132 square foot three bedrooms, three bathrooms home, and also a proposed attached one bedroom and one bathroom 640 square foot accessory unit.  
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Jeff Schwilk, AICP, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**8.G. File No.(s):** **PLN2016-11690**  
Location: 3460 Bonita Avenue, a 7,000 square foot parcel located approximately 450 feet west from the intersection of Nobili Avenue and Bonita Avenue, APN: 220-12-020; property is zoned R1-6L-Single Family  
Applicant/Owner: Jigar Pandya

Request: **Architectural Review** to allow 102 square feet side addition to an existing 2,672 square foot, five bedrooms and three bathrooms residence, resulting in a 2,774 square foot two story home with six bedrooms and three and a half bathrooms.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Steve Le, Assistant Planner I  
**Staff Recommendation:** **Approve**, subject to conditions

**8.H. File No.(s):** **PLN2016-11701**  
Location: 3552 Geneva Drive, a 6,000 square foot parcel located approximately 190 feet east from the intersection of Geneva Drive and Calvert Drive, APN: 296-04-004; property is zoned R1-6L-Single Family

Applicant: Suping Shi  
Owner: Gayathri Jayaraman  
Request: **Architectural Review** to allow 528 square feet front and rear addition to an existing 1,871 square foot, three bedrooms and two bathrooms residence, resulting in a 2,399 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, Assistant Planner I  
**Staff Recommendation:** **Approve**, subject to conditions

**8.I. File No.(s):** **PLN2016-11702**  
Location: 188 Michael Way, a 6,352 square foot parcel, located on the west side of Michael Way, approximately 80 feet south of Mauricia Avenue, APN: 296-15-040; property is zoned R1-6L-Single Family

Applicant: Hau-Ching Liao  
Owner: Xuefeng Ran  
Request: **Architectural Review** to allow a 1,039.5 square foot single-story rear addition to an existing 1,680.5 square foot, three bedrooms and two bathrooms residence, resulting in a 2,720 square foot single-story home with four bedrooms and four bathrooms. The proposal includes a **Zoning Administrator Modification** request to allow an approximate three percent increase in lot coverage and for the proposed porch to encroach 2 feet into the required 20 foot front yard setback.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities  
Project Planner: Gregory Qwan, Assistant Planner I  
**Staff Recommendation:** **Approve**

**8.J. File No.(s):** **PLN2016-11712**  
Location: 321 Rosemont Drive, a 6,504 square foot parcel located approximately 550 feet southwest from the intersection of Clinton Avenue and Rosemont Drive, APN: 296-03-010; property is zoned R1-6L-Single Family

Applicant/Owner: Sekaran Krishnamurthy  
Request: **Architectural Review** to allow 1,092 square foot front and rear addition to an existing 1,497 square foot, three bedrooms and two bathrooms residence, resulting in a 2,589 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, Assistant Planner I  
**Staff Recommendation:** **Approve**, subject to conditions

**8.K. File No.(s):** **PLN2016-11726**  
Location: 3324 Machado Avenue, a 6,470 square foot parcel, located on the south side of Machado Avenue, approximately 175 feet west of Calabazas Boulevard, APN: 220-13-051; property is zoned R1-6L-Single Family  
Applicant: Jonghun Jeong  
Owner: Eunseung Oh  
Request: **Architectural Review** to allow a 422 square foot single-story rear addition to an existing 1,904 square foot, three bedrooms and three bathrooms residence, resulting in a 2,326 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, Assistant Planner I  
**Staff Recommendation: Approve**

## 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 30, 2016, at 7:00 p.m.

Prepared by:   
Payal Bhagat  
Associate Planner/ AC Liaison

Approved:   
Gloria Sciara, AICP  
Development Review Officer