



**AGENDA
Wednesday, April 20, 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):** **PLN2015-11532**
Location: 746 Madison Street, a 9,120 square foot parcel located on the west side of Madison Street, 103 feet north of Santa Clara Street, APN: 269-26-050; property is zoned R1-6L-Single Family
Applicant: Rob Mayer
Owner: Sigrid Jacobsen and Mike Neunfinger
Request: **Architectural Review** of proposed modifications to a Mills Act property, to allow demolition of a 560 square foot rear portion of the existing house, a detached shed and a carport; and, relocation of the house approximately 10 feet forward on the lot onto a new foundation, replacement construction of the front porch deck and a new two story rear addition resulting in a 2,206 square-foot four-bedroom, two and one half bathroom residence.
CEQA Determination: Categorical Exemption per CEQA Section 15301- Existing Facilities, and Section 15331 – Historical Resource Restoration/Rehabilitation
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2015-11607**
Location: 2806 Addison Place, a 6,134 square foot lot located on the southwest corner of Addison Place and Amethyst Drive, APN: 220-25-090; property is zoned R1-6L-Single Family
Applicant: Edick Lazari
Owner: James Ziegler
Request: **Architectural Review** to allow 1,055 square feet first and second floor addition to an existing 2,644 square foot one story, four bedrooms and three bathrooms residence, resulting in a 3,700 square foot two story home with five bedrooms and four 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.C. 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 to construct a new two story 3,583 square foot home with five bedrooms and three-and-a-half bathrooms (*this item was previously reviewed at the March 16, 2016 meeting*).
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.D. File No.(s): **PLN2016-11770**
Location: 3248 Dorcich Street, 10,246 square foot lot located on the south side of Dorcich Street, approximately 200 feet east of North Henry Avenue, APN: 303-18-003; property is zoned R1-8L-Single Family
Applicant/Owner: JB Louvet
Request: **Architectural Review** to allow demolition of an unpermitted bedroom and construction of a 496 square foot rear single-story addition to an existing 1,819 square foot, three bedroom and two bathroom residence, resulting in a 2,315 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**

8.E. File No.(s): **PLN2016-11731**
Location: 2000 Duane Avenue, a 0.96 acre parcel, located on the south side Duane Avenue, between Jay Street and Alfred Street, APN: 224-09-176; property is zoned ML-Light Industrial
Applicant: The Kastrop Group, Inc
Owner: Saul and Sherry Yeung
Request: **Architectural Review** to allow conversion of an industrial building for an animal boarding facility (kennel) with an outdoor activity area and associated site landscaping and signs (Use Permit approved by the Planning Commission on March 23, 2016).
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities, and Section 15311, Accessory Structures
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.E. File No.(s): **PLN2016-11776**
Location: 177 Claremont Avenue, a 6,040 square foot lot located on the east side of Claremont Avenue, approximately 60 feet north of Elmhurst Avenue, APN: 296-16-019; property is zoned R1-6L-Single Family
Applicant/Owner: Randy Paul
Request: **Architectural Review** to allow a 42 square foot rear single-story addition to an existing 2,285 square foot, three bedroom and two bathroom residence, resulting in a 2,327 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**, subject to conditions

8.G. File No.(s): **PLN2016-11779**
Location: 2850 Forbes Avenue, an 8,125 square foot lot located at the approximately 480 feet west Magnolia Lane and Forbes Street intersection, APN: 293-22-012; property is zoned R1-6L-Single Family
Applicant: Dan Winklebleck
Owner: Thomas Smith
Request: **Architectural Review** to allow 72 square feet expansion on the second floor of an existing 2,276 square foot, three bedrooms and two and a half

bathrooms residence, resulting in a 2,348 square foot two story home with three bedrooms and two 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): **PLN2016-11800**
Location: 361 Hillsdale Avenue, a 6,076 square foot lot located approximately 200 feet south of Hillsdale Avenue and Randolph Avenue, APN: 316-16-046; property is zoned R1-6L-Single Family
Applicant: Haisang Wu
Owner: Haisang Wu and Feihui Li
Request: **Architectural Review** to allow 685 square feet front addition to an existing 1,740 square foot, three bedrooms and two bathrooms residence, resulting in a 2,425 square foot single story home with potential five 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

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 May 18, 2016, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Associate Planner/ AC Liaison

Approved: 
Gloria Sciara, AICP
Development Review Officer