



MINUTES

Wednesday, January 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

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

2. ROLL CALL

The following Committee Members responded to roll call: Mayor Jamie Mathews, Planning Commissioner Raj Chahal and Planning Commissioner Michael O'Halloran.

Staff present: Payal Bhagat, Architectural Committee Liaison/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

Mayor Mathews 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): **PLN2015-11544**
Location: 3493 Gibson Avenue, a 6,060 square foot lot located approximately 253 feet west from the intersection of Claremont Avenue and Gibson Avenue, APN: 296-19-008; property is zoned R1-6L-Single Family
Applicant: Sanchali Srivastava
Owner: Murali Gubbala
Request: **Architectural Review** to allow demolition of an existing 2,268 square foot two story home with four bedrooms and four bathrooms and development of a new two story 3,391 square foot residence with five bedroom and three and a half bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
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. The property owner attended the meeting. Neighbors Ravi Manyan, Qian Huang, Samarpit Bhatra, Lakshmi Gubbala, Shirdi Prem, John Thodiyil, Deborah Lee, Mantha Hull, Alan Tibhetts, Keith Wull also participated in the review of this item.

Ms. Bhagat reviewed the project proposal and noted that this house was already altered with a garage pop-up addition in 1985. She also noted that the surrounding homes around the subject property have been modified to modern two story ranch style residences. She noted that staff was generally in support of the design. She noted that the proposal has both first floor and second floor roof plates at nine feet, and that the Committee in the past has supported roof plate heights at eight and a half feet. She also noted that the project is conditioned to add a tree as part of the front yard landscaping. The applicant made a brief presentation. All the neighbors spoke in favor of the project. A neighbor fronting the rear yard of the subject property expressed some concerns regarding the placement of the second story bedroom window. The Committee did not express any concerns regarding the proposed project.

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

1. The applicant shall revise the plans and rear elevations such that the second story bedroom windows located fronting the rear yard are located in a manner not to impact the rear neighbor's privacy, and
2. The applicant shall plant and maintain a tree as part of their front yard landscaping.

8.B. File No.(s): **PLN2015-11569**
Location: 3415 Kenyon Drive, a 6,000 square foot lot located midblock between Briarcliff Court and Nazareth Court, APN: 293-06-050; property is zoned R1-6L-Single Family
Applicant/Owner: Jeffrey Yee
Request: **Architectural Review** to allow a 600 square feet front addition to an existing 1,100 square foot, three bedroom and two bathrooms, single story house, resulting in a new 1,700 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

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. Representatives for the project included the property owner and the architect. Neighbor Trinia Terry also participated in the review of this item.

Ms. Bhagat reviewed the project. Neither the Committee nor the neighbor expressed concerns regarding the proposed project.

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

8.C. File No.(s): **PLN2015-11604**
Location: 1844 Graham Lane, a 7,060 square foot lot located on the west side of Graham Lane approximately 65 feet north of Raggio Avenue, APN: 224-12-126; property is zoned R1-6L-Single Family
Applicant: Robin McCarthy, Arch Studio, Inc.
Owner: Conlan Ma
Request: **Architectural Review** to allow a 1,162 square foot addition to an existing 1,441 square foot three bedroom and one bathroom residence, resulting in a 2,603 square foot single story home with four potential bedrooms and two 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. Participation for this project included the property owner and neighbor Martha Hull.

Ms. Bhagat reviewed the project and noted that staff did not have any concerns regarding the proposed design. The neighbor noted that they did not have any concerns regarding the proposal.

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 February 17, 2016, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Associate Planner/AC Liaison

Approved: 
Gloria Sciara, AICP
Development Review Officer