



**MINUTES
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

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

2. ROLL CALL

The following Committee Members responded to roll call: Council member Teresa O'Neill, Planning Commissioner Steve Kelly 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

Council member O'Neill 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): **PLN2015-11532**
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

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 and the project designer participated in the review of the proposal.

Ms. Bhagat noted that the project was presented to the Historical and Landmarks Commission where the Commission recommended design changes to the project and did not adopt a recommendation regarding the location of the home on the site. She noted that the applicant has already incorporated the design changes that were recommended by the Commission in the current proposal. Ms. Bhagat noted that staff recommends approval of the proposed location of the home as it was consistent with the location of historically significant property location at 766 Madison Street. The project architect reviewed the design proposal. Staff did not express any concerns regarding the proposed addition as the proposed second story was setback towards the rear of the site. The Committee did not express any concerns regarding the proposal.

Motion/Action: The Architectural Committee recommended approval of the project as proposed (3-0-0-0).

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

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 project designer. Neighbors Jennifer Le and Jolery Sepelryqskiy also participated in the review of this project.

Ms. Bhagat reviewed the proposal and noted that while the resulting residence is larger compared to other homes in the neighborhood, the proposal meets the intent of the City's Design Guidelines. The neighbors expressed concerns regarding the bulk and mass of the proposal. Staff noted that the project is setback on all four sides and is designed to preserve neighbors' privacy to the degree possible. The Committee did not express any concerns regarding the proposal.

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

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

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. Participants for this project included the property owner and neighbor Trina Terry.

Lee Butler reviewed the proposal and noted the changes that were made to the design in order to address neighbor concerns. The neighbor expressed concern about clear story sliding window along the west elevation. She noted that her privacy concerns would be addressed if the operable window pane is as away from her rear yard as possible. Possibilities of providing evergreen landscaping in the back and side yards in order to further screen the proposed second story addition was discussed. The Committee expressed concerns regarding the entrance porch area being blocked off from the remaining part of the house.

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

1. The applicant shall revise the southern elevation such that the clear story windows on the second floor would have the fixed window pane towards on the west side or the left side,
2. Applicant shall plant evergreen trees along the southern and south-western property line to screen the second story addition further, and
3. Applicant shall revise the first floor plan to lower the full height partition in front of the entrance door such that there is view from the entrance into the home.

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

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.

Ms. Bhagat reviewed the project and noted that proposed addition is located behind the garage away from the common areas. The applicant noted that they are proposing to remove the unpermitted bedroom and rebuild it in the same location so that most of the existing home remains unaltered. The Committee did not express any concerns regarding the proposal and noted that the project manager's condition to frost or obscure the clear story windows on the west side elevation will not be a requirement of the approval.

Motion/Action: The Architectural Committee recommended approval of the project as proposed without the frosting of the windows for the new addition (2-0-1-0) [O'Halloran Abstained].

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

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, business owner, and project architect.

Ms. Bhagat reviewed the proposal and noted that the Planning Commission approved a Use Permit to allow the proposed use of the site. The project architect provided a brief overview of the proposed design. Mr. Butler noted that the proposal includes murals of local animals on the exterior walls. The Committee did express concerns regarding the proposed mural exceeding the allowed sign criteria. They also expressed concerns regarding potential issues regarding illuminated signs during night and impacts to the driver along Highway 101 and Duane Avenue.

Motion/Action: The Architectural Committee approved the project subject to following conditions (3-0-0-0):
1. The exterior light standards illuminating the wall murals shall be equipped with sensors that allow change in the lighting intensity based on the brightness of the ambient light, and
2. The applicant shall install and maintain trees along the property line abutting Highway 101 and along Duane Avenue to provide additional screening from the public right of way.

8.F. 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

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.

Ms. Bhagat reviewed the proposal and noted that the addition is happening within the existing roof of the building. The neighbor noted that they had no concerns regarding the proposal, as long as the existing landscaping along the west property line is not changing as part of the proposal. Staff noted that all the landscaping remains the same, and that the clear story windows would not shine additional light into the neighbor's yard.

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

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

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 applicant and property owner.

The Committee did not express any concerns regarding the proposed design.

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

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

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 project engineer.

Ms. Bhagat reviewed the project and noted that staff did not have any concerns regarding the proposed design of the project. The Architectural Committee did not express any concerns either.

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

Prepared by:

for


Payal Bhagat
Associate Planner/AC Liaison

Approved:


Gloria Sciara, AICP
Development Review Officer