



**MINUTES
Wednesday, May 18, 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 Raj Chahal and Planning Commissioner Steve Kelly.

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)
 - PLN2016-11841 – 2553 Pebble Beach Drive was continued to June 29, 2016 Architectural Committee meeting upon request from the applicant.

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): **PLN2015-11048**
Location: 2911 Pruneridge Avenue, a 0.58 acre parcel located on the north side of Pruneridge Avenue approximately 70 feet west of Cedar Way, APN: 293-21-022; property is zoned B-Public, Quasi-Public, and Public Park or Recreation
Applicant/Owner: Forest Park Cabana Club
Request: **Architectural Review** to allow replacement of an existing 785 square foot neighborhood swim facility building with a new 1,543 square foot building, to replace the existing six-lane swimming pool with a new six-lane pool in the same location and associated site landscaping in a Public-Quasi Public (B) zone district (*related Use Permit approved by Planning Commission Meeting on February 24, 2016*).
CEQA Determination: Categorical Exemption per CEQA Section 15302 – Replacement or Reconstruction
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 project proponents and neighbors Deborah Smith and Sean Lewis participated in the review of this proposal.

Ms. Bhagat noted that the proposed use of the site was approved by Planning Commission at the February 24, 2016 meeting. Staff recommended that the Committee require the project use a variety of materials for the new front elevation and relocate the electric meter to the side elevation so that it is screened from the public right of way. The project proponents noted that the cinder block painted over is consistent with the existing building and would like to maintain that look. The neighbors did not express any concerns regarding use of cinder blocks. One of the neighbor expressed concerns regarding the existing tree on site and the tree littering his yard and pool. The applicant noted that the tree was going to be removed and replaced at a different location on site. The Committee did not express any concerns regarding the proposal.

Motion/Action: The Architectural Committee recommended approval of the project subject to the following conditions (2-0-1-0) [O'Neill Abstained]:

1. The applicant shall work with staff to finalize their front yard landscaping plans, and
2. The applicant shall relocate the electric meter to the side elevation such that it is screened from public view.

8.B. File No.(s): **PLN2015-11146**
Location: 161 North Cypress Avenue, a 9,298 square foot site located approximately 341 feet south from the intersection of Forest Avenue and North Cypress Avenue, APN: 303-21-005; property is zoned R1-6L-Single Family
Applicant: Kurt Huang
Owner: Ariel Wei
Request: **Architectural Review** to allow demolition of the existing 1,260 square foot, two bedroom and one bathroom residence with a 400 square foot

detached garage and approval to construct a new 3,618 square foot four bedrooms and three bathrooms one story residence with an attached approximately 500 square foot two car garage (*this item was previously reviewed at the March 30, 2016 meeting*).

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. Representatives for the project included the property owner, the design team, and neighbor Michelle.

Ms. Bhagat reviewed the changes made to the project design. She noted that staff still has concerns regarding the raised roof behind the garage which will be visible from the street. She also added that instead of using metal siding and trim, the project should be conditioned to use hardy plank or other similar wood looking siding and trim materials. The neighbor expressed concerns regarding the proposal and noted that the project would look out of character with the neighborhood. The applicant noted that the project is designed to keep a low profile such that the proposal and not to impose on the adjacent single family homes. He also added that the project is currently proposed with a metal seamed roof with rubberized coating. The Committee shared staff's concerns.

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

1. Applicant shall revise the tall sloped roof with the clear story lights such that the eave of that roof is shortened by 1 foot, at the location where it intersects with the clear story windows, and
2. Instead of metal siding, the project shall use hardy plank or similar imitation wood materials for siding and window trims.

8.C. File No.(s):

PLN2015-11274 and CEQ2016-01002

Location: 555 Reed Street, 2100-2160 and 2000-2070 De La Cruz Boulevard, an approximately 8.6 acre site located at the intersection of De La Cruz Boulevard and Reed Street, APN(s): 230-03-075, -078, -079, and -080; property is zoned MH-Heavy Industrial

Applicant/Owner: Brian Zemcik, Xeres Ventures LLC

Request: **Architectural Review** to allow demolition of two existing industrial buildings on site and construction of a new 110,175 square foot data center building connecting the existing 421,095 square foot data center building along with associated site improvements and adoption of a **Mitigated Negative Declaration** associated with the project.

CEQA Determination: Mitigated Negative Declaration

Project Planner: Payal Bhagat, Associate Planner

Staff Recommendation: **Approve** subject to conditions of approval and mitigation measures outlined in the environmental document and **Adopt** the associated Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

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 project applicant.

Ms. Bhagat reviewed the project proposal and provided an overview of the site layout. The project architect provided a detailed overview. The Committee did not express any concerns regarding the environmental document and the project design.

Motion/Action: The Architectural Committee approved the project as submitted, subject to the conditions of approval and mitigation measures outlined in the Mitigated Negative Declaration (2-0-0-1)[Kelly Absent].

8.D. File No.(s): **PLN2015-11480**
Location: 1871 Bellomy Street, an 8,100 square foot lot located approximately 315 feet from the intersection of Winchester Boulevard and Bellomy Street, APN: 269-33-021; property is zoned R3-25D-Moderate Density Multiple Dwelling
Applicant: Jason Chen
Owner: Linda Chen
Request: **Architectural Review** to allow a duplex consisting of an addition and remodel of an existing single family dwelling and construction of an attached additional unit. The front unit will add 244 square foot to the remaining 881 square foot on the ground floor and 1,002 square foot to the second floor for a total 2,127 square foot living area with three bedroom and three and a half bathrooms. The new dwelling unit will be a new two-story residence comprised of a 1,077 square foot first floor and a 1,077 square foot second floor for a total 2,154 sf living area with four bedrooms and three bathrooms. (*Variance for this project was approved by Planning Commission at the April 27, 2016 meeting*)
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
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 designer.

Ms. Bhagat reviewed the project design and noted that a variance was approved by Planning Commission to allow the development of the site as proposed. She noted that the project is inconsistent with the design guidelines as there was no second story step-back proposed along the eastern wall. The Committee agreed with staff's concerns. The applicant noted that they have designed to project in order to provide the best solution possible in the available lot area.

Motion/Action: The Architectural Committee recommended approval of the project subject to the following condition (3-0-0-0):

1. Applicant shall provide a small eve along the eastern edge of the building where there are no second story step-backs to break up the mass of the building.

8.E. File No.(s): **PLN2016-11691**
Location: 433 Juanita Drive, a 7,902 square foot parcel located on the north side of Juanita Drive, 15 feet east of Consuelo Avenue, APN: 303-08-018; property is zoned R1-6L-Single Family
Applicant: Holly Hartman
Owner: David Machado
Request: **Architectural Review** to allow a 1,898 square foot first and second story addition to an existing 1,762 square foot, three bedroom and one bathroom residence resulting in a 3,660 square foot two story home with five bedrooms and four 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, project designer, and neighbors David Machado, Doyle Adams, Jodd Young, Donnie Gomez, and Susan Luschas.

Ms. Bhagat noted that the proposal is inconsistent with the adopted City Design Guidelines. The applicant noted that the project is meeting all the development standards outlined in the City Code applicable to this project. Staff noted that project as proposed would be the largest home in the neighborhood. She also noted that the proposed pitch of the roof makes the project bulky and out of character with the neighborhood. The Committee agreed with staff's concerns. One of the neighbors' spoke against the project noting that the project would impact the privacy of her backyard and would set a bad precedent for infill development in the neighborhood. Other neighbors spoke in favor of the project.

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

1. The applicant shall revise the plans such that the second story wall on the east elevation is moved in by a minimum of three feet,
2. All second story windows part of the east and west elevations (elevations fronting the neighbors) shall be either fixed obscure pane windows or clear story windows, and
3. The roof pitch shall be modified to a four and twelve pitch.

8.F. File No.(s): **PLN2016-11750**
Location: 2397 Donner Place, a 12,196 square foot parcel located near the intersection of Sutter Avenue and Saratoga Avenue, APN: 303-12-080; property is zoned R1-6L-Single Family
Applicant: Qui T. Son
Owner: Sukhpal Singh
Request: **Architectural Review** to allow demolition of an existing 2,109 square foot, four bedroom and two bathroom single story home and construction of a new two story 3,988 square foot residence with four bedrooms and three and half bathrooms (*this item was previously reviewed at the March 30, 2016 meeting*).
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Fahteen Khan, Assistant 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 designer.

Ms. Bhagat noted all the changes made to the design per the recommendation of the Architectural Committee. Staff noted that the only outstanding concern with the proposal was the overstated entrance feature. The Committee agreed with staff's concerns.

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

1. Applicant shall revise the front elevation so that the front entrance porch is a maximum six inches above the eve of the first floor roof.

8.G. File No.(s): **PLN2016-11757**
Location: 4124 Cheeney Street, a 7,500 square foot parcel located near the intersection of Cheeney Street and Beech Street, APN: 104-12-043; property is zoned R2-7L-Duplex
Applicant: Li-Sheng Fu

Owner: Vincent Puha
Request: **Architectural Review** for the complete demolition of an existing single story residential of 1,207 square foot with two bedrooms and one bathroom, and approval to construct a two story home. The proposed two storied home will result 2,563 square foot with four bedrooms with five bathrooms. The proposed is within the second story loft area and existing lot coverage. The secondary dwelling unit to the rear of the property will remain unchanged.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Fahteen Khan, 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 applicant and property owner and architect.

Ms. Bhagat noted that the applicant worked with staff extensively to design the project in compliance with the City's Design Guidelines. She noted that staff concerns regarding the location and type of windows proposed for the second story addition because they might impact neighbor privacy. The Committee agreed with staff's concerns

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

1. The applicant shall revise the elevations such that the height of the second floor as measured from the finished floor to the eave shall be eight feet,
2. The applicant shall revise the second floor windows to a clear story window at a minimum of five feet above the finished floor, except for those windows required for egress. Should the applicant choose, they could have fixed obscure windows next to the egress windows for added light in the room, and
3. Applicant shall redesign the first floor plan to convert the currently proposed full bath into a half bath accessed from the common area.

8.H. File No.(s): **PLN2016-11790**
Location: 2701 Barcells Avenue, a 5,342 square foot lot located at midblock on Barcells Avenue between Nicholson Avenue and Rogers Court, APN: 294-18-020; property is zoned R1-6L-Single Family
Applicant/Owner: Sindhu Tatimatla
Request: **Architectural Review** to allow 484.4 square foot addition to an existing 1,964 square foot, three bedroom and two bathroom residence, resulting in a 2,314 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

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 architect. Neighbor Ejert Basham also participated in the review of this proposal.

Ms. Bhagat reviewed the project design and noted that one of the bedrooms has exterior entrance and an interior door which would potentially allow subdivision of the house into two separate units. The applicant explained that the room was designed for their elderly parents who liked to garden in the side yard. The Committee agreed with staff's concerns. The neighbors did not express any concerns regarding the proposal.

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

1. The applicant shall revise the floor plan such that the door from the bedroom #1 to the main house is removed and replaced by a cased opening to integrate into the main house and living spaces.

8.I. File No.(s): **PLN2016-11797**
Location: 3161 Humboldt Avenue, a 9,375 square foot parcel located near the intersection of Humboldt Avenue and Kiely Boulevard, APN: 290-19-026; property is zoned R1-6L-Single Family
Applicant: Gordon Chang
Owner: Jianing Hu and Ni Zhu
Request: **Architectural Review** to allow a new accessory dwelling unit of 633 square foot to the rear of the property attached to the existing garage. The dwelling unit will have a living space, kitchen, one bedroom and storage. The project also requests a **Zoning Administrator Modification** to allow existing 600 square foot garage to be expanded. No change to the existing residence.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Fahteen Khan, Assistant Planner I
Staff Recommendation: **Continue** for a redesign

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 noted that staff has several concerns regarding the proposal including the garage being altered such that there is not enough turning radius for the car to back out on to the street, and the design and layout of the secondary dwelling unit. The applicant noted that they have landscaping in the rear yard that they were trying to preserve. The Committee members noted that the project should be redesigned to address staff's concerns.

Motion/Action: The Architectural Committee recommended that the project be continued for a redesign with the following recommendations (3-0-0-0):

1. The applicant shall redesign the garage so that it conforms with the minimum requirements prescribed by the City Code, and allows appropriate access by the vehicles, and
2. The applicant shall redesign the accessory dwelling unit so it has one bedroom, kitchen, and living area and functions as a studio.

8.J. File No.(s): **PLN2016-11829**
Location: 2343 Bray Avenue, a 5,940 square foot lot located on the north side of Bray Avenue approximately 325 feet east of Graham Lane, APN: 224-14-031; property is zoned R1-6L-Single Family
Applicant/Owner: Ligeng Wang
Request: **Architectural Review** to allow a 538 square foot rear addition to an existing 1,615 square foot, three bedrooms and one bathroom residence, resulting in a 2,153 square foot single story home with four 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.

Ms. Bhagat review the project and noted that staff wanted a condition added to the project that would require the applicant to work with the project manager to provide trim details for the doors and windows. She noted that the plans were schematic. The Committee expressed some concerns regarding the proposed reduction of the length of the garage to accommodate the kitchen expansion.

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

1. The applicant shall work with staff and provide additional details for the elevations outlining the type of window/door trim and other detailing to be included as part of the proposal.

8.K. File No.(s): **PLN2016-11832**
Location: 2579 Lancaster Court, a 1,657 square foot parcel located near the intersection of Monroe Street and South Drive, APN: 216-38-059; property is zoned PD-Planned Development
Applicant/Owner: Mehdy Bohlool
Request: **Architectural Review** to allow 168 square foot second story addition to an existing 2,084 square foot, two bedrooms and two and a half bathrooms residence, resulting in a 2,084 square foot two story townhome with three bedrooms and two and a half bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Fahteen Khan, 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 design and noted that staff did not have any concerns regarding the proposal. The Committee did not express any concerns either.

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

8.M. File No.(s): **PLN2016-11857**
Location: 140 Gilbert Avenue, a 6,076 square foot lot located on the west side Gilbert Avenue, approximately 360 feet south of Mauricia Avenue, APN: 296-13-007; property is zoned R1-6L-Single Family
Applicant: Jiajia Wang
Owner: Xiping Wang
Request: **Architectural Review** to allow 468 square foot front addition to an existing 1,136 square foot, three bedrooms and two bathrooms residence, resulting in a 1,604 square foot single story home with four bedrooms and three bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, 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.

Ms. Bhagat reviewed the project and noted that staff had concerns regarding the proposed external entrance to the new bedroom suit from the front yard and the proposed height of the addition. The applicant noted that the addition of the second master suit is for her elderly parents who like to wake up early and access the yard for exercise purposes. The Committee agreed with staff's concerns.

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

1. The applicant shall revise the floor plan and remove the exterior second entrance door to the home, and
2. Revise the front elevation such that the height from the finished grade to the roof plate is maximum nine feet.

8.N. File No.(s): **PLN2016-11860**
Location: 222 Rodonovan Drive, an 8,616 square foot parcel, located on the west side of Rodonovan Drive, approximately 200 feet north of Mauricia Avenue, APN: 296-08-048; property is zoned R1-6L-Single Family
Applicant/Owner: Yuan Lin
Request: **Architectural Review** to allow a 1,477 square foot, one story addition to an existing 1,649 square-foot three-bedroom residence, resulting in a 3,126 square foot five bedrooms and three and a half bathrooms residence.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
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.

Ms. Bhagat reviewed the project and noted that staff had a concern regarding the proposed height of the family room area. She noted that while that portion of the house was setback from the street significantly, the higher ceiling would be perceived from the street. The property owner noted that the height of the roof was proportionate to its size. The Committee did not express any concerns regarding the proposal.

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

9. OTHER BUSINESS

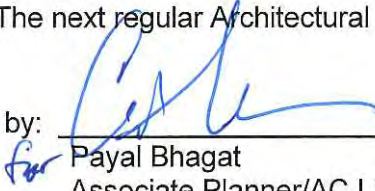
9.A. Committee Procedures and Staff Communications

- 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 June 1, 2016, at 7:00 p.m.

Prepared by:


for Payal Bhagat
Associate Planner/AC Liaison

Approved:


Gloria Sciara, AICP
Development Review Officer