



AGENDA

******Special Meeting Date******

Thursday, September 15, 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):** **PLN2016-12030**
Location: 723 Salberg Avenue, a 5,742 square foot lot located approximately 1400 feet from the intersection of Homestead Road and San Thomas Expressway, APN: 294-23-067; property is zoned R1-6L-Single Family.
Applicant: Georgiy Novitskiy
Owner: Jinyuan Li
Request: **Architectural Review** to allow complete demolition of an existing 1,707 square foot, three bedroom and two bathroom single story residence and construction of a new 3,291 square foot two story residence with four bedrooms, three and a half bathrooms, with an attached two car garage. (A *Zoning Administrator Modification request to allow total building height of 26'-11" where 25 feet maximum was denied on 8/3/2016*).
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Fahteen Khan, Assistant Planner I
Staff Recommendation: **Continue for redesign**
- 8.B. File No.(s):** **PLN2016-12040**
Location: 3748 Inglewood Drive, a 6,036 square foot lot located approximately 1,000 feet southeast of the intersection of De La Cruz Boulevard and Montague Expressway, APN: 101-24-022; property is zoned R1-6L-Single Family
Applicant: Marco Fung
Owner: John & Annie Myla
Request: **Architectural Review** to allow a 288 square foot addition to an existing 2,116 square foot residence with three bedrooms, two bathrooms, and a two car garage, resulting in a 2,404 square foot residence with four bedrooms, three bathrooms, and a two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: McKenzie Darr, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2016-12099**
Location: 2349 Roosevelt Ct., a 9,746 square foot lot located approximately 350 feet northeast of the intersection of Roosevelt Circle and Cimarron Drive; APN: 224-37-049; property is zoned R1-6L-Single Family
Owner/Applicant: Christopher Castagnetto
Request: **Architectural Review** to allow a 1,011 square foot ground floor addition to an existing 2,125 square foot, single story residence with three bedrooms, two baths, and a two car garage, resulting in a 2,785 square foot, single story residence with five bedrooms, three baths, and a two car garage. The demolition of an attached 351 square foot screen room is proposed with this project.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: McKenzie Darr, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions
- 8.D. File No.(s):** **PLN2015-11203**
Location: 219 Kit Carson Court, a 5,700 square foot lot located on the east side of Kit Carson Court approximately 195 feet south of Sutter Avenue; APN: 303-13-033; property is zoned R1-6L-Single Family
Owner/Applicant: John and Allison Money

Request: **Architectural Review** to allow an 841 square foot addition to an existing 1,536 square foot residence with three bedrooms, two bathrooms and two car garage, resulting in a 2,381 square foot single family residence with four bedrooms, two and one-half bathrooms, and two car garage. *(The project includes a Zoning Administrator Modification to reduce the minimum rear yard setback from 20 feet to 17 feet and increase in maximum lot coverage from 40 percent to 41.8 percent to construct the proposed addition.)*
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.E. File No.(s): **PLN2016-11986**
Location: 3493 Gibson Avenue, a 6,060 square foot lot located approximately 140 feet east of the intersection of Gibson Ct. and Gibson Avenue, APN: 296-19-008; property is zoned R1-6L-Single Family
Applicant: Yuan Lin
Owner: Murali Gubbala
Request: **Architectural Review** to allow the demolition of an existing 2,268 square foot, two story house with four bedrooms, three full baths, one half bath, and a two car garage and the construction of a new, 5,709 square foot two story house with a basement, five bedrooms, four full baths, two one-half baths, and a two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303(a), New Construction or Conversion of Small Structures
Project Planner: McKenzie Darr, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

8.F. File No.(s): **PLN2016-11909**
Location: 3430 Fowler Avenue, a 5,000 square foot lot located approximately 70 feet west from the intersection of Nobili Avenue and Fowler Avenue; APN: 220-06-088; property is zoned R1-6L-Single Family
Applicant: Noble B. Hernandez
Owner: Lalitha Dhanasekaran
Request: **Architectural Review** to allow demolition of a portion of the existing 1,978 square foot, three bedroom and two bathroom single story residence and construction of a 3,255 square foot two story residence with five bedrooms, four bathrooms, and an attached two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303(a), New Construction or Conversion of Small Structures
Project Planner: McKenzie Darr, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

8.G. File No.(s): **PLN2016-12125**
Location: 3024 Cameron Way, a 5,301 square foot lot located approximately 300 feet south of Mauricia Avenue and Cameron Way intersection, APN: 296-36-059; property is zoned R1-6L Single Family
Applicant: Sin Yong
Owner: Yu P. Lin
Request: **Architectural Review** to allow a 474 square foot front addition to a 1,645 square foot single family residence with three bedrooms and two bathrooms, resulting in a 2,119 square foot single-story residence with four bedrooms, three bathrooms, and an attached garage.
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): **PLN2016-12132**
Location: 1641 Nelson Drive, a 6,000 square foot lot located approximately 80 feet west of the Nelson Drive and Burke Drive intersection, APN: 097-19-030; property is zoned R1-6L-Single Family
Applicant: Janelle Burnett
Owner: Craig Rogdrick
Request: **Architectural Review** to allow demolition of an existing 1,422 square foot single-story residence and construction of a new 2,396 square foot two-story residence with five bedrooms, four bathrooms, and an attached two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303(a), New Construction or Conversion of Small Structures
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Approve, subject to conditions

8.I. File No.(s): **PLN2016-12135**
Location: 3569 Mauricia Avenue, a 6,060 square foot lot located approximately 80 feet northwest of the Mauricia Avenue and Gibson Avenue intersection, APN: 296-06-025; property is zoned R1-6L-Single Family
Applicant: Dave Jones
Owner: Dave Jones
Request: **Architectural Review** to allow the conversion of an existing 300 square foot sunroom and construction of a 422 square foot rear addition to a 1,817 square foot single family residence with three bedroom and one and a half bathrooms, resulting to a 2,239 square foot single-story residence with four bedrooms, two and a half bathrooms, and an attached two car garage. *(The project includes a request for a Zoning Administrator Modification to reduce the 20 feet required rear yard setback to 15'6" rear yard.)*
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Approve, subject to conditions

8.J. File No.(s): **PLN2016-12147**
Location: 2775 Glorietta Circle, a 7,405 square foot lot located on the corner of the northern cul-de-sac of Glorietta Circle, APN: 294-32-023; property is zoned R1-6L-Single-Family
Applicant: Bess Wiersema
Owner: RanJeet Makikar & Leena Janardanan
Request: **Architectural Review** to allow a 452 square feet first floor and second floor addition to a 2021 square foot two-story residence with four bedrooms and three bathrooms, resulting in a 2,310 square foot two-story house with four bedrooms, three and a half bathrooms, and an attached two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Approve, subject to conditions

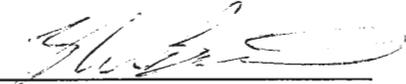
9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items**
- ii. Report of the Liaison from the Community Development 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 October 5, 2016, at 7:00 p.m.

Prepared by: 
Sciara Gloria Sciara, AICP
Development Review Officer

Approved: 
Andrew Crabtree
Director of Community Development