



## **AGENDA**

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

**Thursday, October 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.

##### **7.A. Architectural Committee Schedule of Meetings 2017**

- Recommend City Council approval

## 8. PUBLIC HEARING ITEMS

- 8.A File No.(s):** **PLN2016-12063**  
**Location:** 1361 Via Dondera, a 6,197 square foot lot located near the intersection of Via Dondera and Calabazas Boulevard, APN: 290-04-038; property is zoned R1-6L-Single Family  
**Applicant:** Madi Alavi  
**Owner:** Boris Orshansky  
**Request:** **Architectural Review** to allow addition of 1,266 square feet to the existing 1,594 square foot, three bedroom and two bathroom single story residence; which will result in a 2,860 square foot, four bedroom and 3.5 bathrooms, with a home gym, and entertainment room single family residence with an attached two car garage.  
**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**, subject to conditions
- 8.B. File No.(s):** **PLN2016-12186**  
**Location:** 100 N. Henry Avenue, a 10,463 square foot lot located on the southeast corner of North Henry Avenue and Forest Avenue intersection, APN: 303-17-045; property is zoned R1-6L-Single Family.  
**Applicant:** J. Kretschmer  
**Owner:** Sean Yang  
**Request:** **Architectural Review** to allow 654 square foot rear addition and porch conversion of a 2,466 square foot single-story residence with an attached garage, resulting in a 2,857 square foot single-story residence with four bedrooms, a study, and three bathrooms with 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
- 8.C. File No.(s):** **PLN2016-12190**  
**Location:** 2905 El Sobrante a 7,500 square foot lot on the north side of El Sobrante Street approximately 300 feet west of Kiely Boulevard, APN: 290-17-033; property is zoned Single Family Residential (R1-6L)  
**Applicant:** Alexander Moore  
**Owner:** John and Min Park  
**Request:** **Architectural Review** to allow a 1,003 square foot rear addition to a 1,207 square foot two bedroom and one bathroom single story residence with 300 square foot attached sunroom and patio to be demolished and a 613 square foot two car detached garage and workshop to remain, resulting in a 2,210 square foot residence with five bedrooms and three and one-half bathrooms.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**8.D. File No.(s):** **PLN2016-12216**  
**Location:** 2453 Brannan Place, a 5,520 square foot lot on the north side of Brannan Place approximately 300 feet west of Los Olivas Drive, APN: 294-14-058; property is zoned Single Family Residential (R1-6L).  
**Applicant:** Andrew Nguyen  
**Owner:** Calqual Investments  
**Request:** **Architectural Review** to allow a 582 square foot front addition and 52 square foot demolition to a 1,262 square foot three bedroom and two bathroom single story residence with a 396 square foot attached two car, resulting in a 1,792 square foot residence with four bedrooms and three and bathrooms.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Debby Fernandez, Associate Planner  
**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 Wednesday, November 16, 2016, at 7:00 p.m.

Prepared by: \_\_\_\_\_  
Lorna Dejillo  
Office Specialist II

Approved: \_\_\_\_\_  
Gloria Sciara, AICP  
Development Review Officer