



MINUTES

Wednesday, November 16, 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 7:12 pm.

2. ROLL CALL

The following Committee Members responded to roll call: Council Member Teresa O'Neill, Planning Commissioner Michael O'Halloran, and Planning Commissioner Raj Chahal.

Staff present: Lee Butler, Planning Manager

Applicants, Owners and Public present:

Item 8.A. -	PLN2016-11959	3503 Golden State Drive: Joe Bettencourt, Applicant, Shirley Ochoa, Owner, Chris Ochoa, Representing Shirley Ochoa Neighbors/Public: John Solvaraj, John Alfred
Item 8.B. -	PLN2016-11841	2553 Pebble Beach Drive: Abdul Latif, Applicant
Item 8.C. -	PLN2016-12202	266 Douglane Avenue: Nicholas Gera, Applicant/Owner; Harry Guinotti, Builder; Neighbors/Public: Corinne Celio, Virginia Soo, Kailun Huang, Tracie Johnson, Linda Rossi
Item 8.D. -	PLN2016-12064	865 Sunset Drive: Treeium, Inc., Applicant; L.M. Hartwig, Owner; Mark Smith, Architect; Neighbors/Public: Jonathan Wu, Joanna Wang, Brian La Plume, Chris Howland
Item 8.E. -	PLN2016-12241	1901 Nobili Avenue: Sam Pam, Applicant/Owner

Item 8.F. -	PLN2016-11759	730 Locust Street: Antonio Bunting, Applicant/Owner; Neighbors/Public: Bob O'Keefe, Stan Carlson, Joanne Bruna, Noreen Carlson, Maureen Blachmer, Judy Tucker (OORA), June Leeth, La Verne McDonough
Item 8.G. -	PLN2016-12221	1677 Calabazas Boulevard: Kalicharan Dendage, Applicant/Owner; Shuratakirti Dendage, Owner
Item 8.H. -	PLN2016-12252	1263 Blackfield Drive: AnaMaria Deac, Applicant; Troy and Jennifer Cardin, Owners; Cornelia Haber, Designer;
Item 8.I.-	PLN2016-12259	260 Howard Drive: Michael Fisher, Applicant/Owner
Item 8.J. -	PLN2016-12270	2215 Quinn Avenue: Herbert Birthelmer, Applicant; Selena & T. Flynn, Owners
Item 8.K. -	PLN2016-12227	148 North Cypress Avenue: Hau-Ching Lao, Applicant; Catherine Liu, Owner; Rex Liu, Owner; Neighbors/Public: Michelle Paruonce

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

Council Member Teresa O'Neill reviewed the Committee procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

A. Withdrawals

- None

B. Continuances without a hearing

- None

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.

7.A. Architectural Committee Schedule of Meetings 2017

- Recommend City Council approval

Motion/Action: Motion to approve was made by Council Member Teresa O'Neill, seconded by Planning Commissioner Raj Chahal and unanimously approved by the Architectural Committee (3-0-0-0).

8. PUBLIC HEARING ITEMS

8.A File No.(s): **PLN2016-11959**
Location: 3503 Golden State Drive, a 5,000 square foot lot located 382.57 feet west of Golden State Drive and Curtis Avenue intersection, APN: 290-22-135; property is zoned R1-6L-Single Family
Applicant: Joe Bettencourt
Owner: Shirley Ochoa
Request: **Architectural Review** to allow 346.45 square feet first floor addition to an existing 1,175 square foot one-story, three bedrooms and two bathrooms residence, resulting in a 1,521 square foot one-story home with four bedrooms and two bathrooms with an attached two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Justin Giarritta, Code Enforcement Technician
Staff Recommendation: Approve, subject to conditions

Mr. Butler presented the project with recommendations. There were no public comments. The committee did not express any concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Michael O'Halloran and unanimously approved by the Architectural Committee (3-0-0-0).

8.B. File No.(s): **PLN2016-11841**
Location: 2553 Pebble Beach Drive, a 7,380 square foot lot located approximately 60 feet west from the intersection of Pilot Knob Drive and Pebble Beach Drive, APN: 216-16-046; property is zoned R1-6L-Single Family
Applicant: Abdul Latif
Owner: Kirandeep Kaur
Request: **Architectural Review** to allow over 95 percent demolition of the existing 914 square foot single story single family residence with one parking garage and construction of a new 2,894 square foot four bedroom and three and a half bathroom 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

Mr. Butler presented the project with recommendations. There were no public comments. The committee did not express any concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Michael O'Halloran, seconded by Planning Commissioner Raj Chahal and unanimously approved by the Architectural Committee (3-0-0-0).

8.C. File No.(s): **PLN2016-12202**
Location: 266 Douglane Avenue, a 8,928 square foot lot located approximately 520 feet west from the intersection of Stevens Creek Boulevard and Tyler Avenue, APN: 303-19-055; property is zoned R1-6L-Single Family
Applicant/Owner: Nicholas Gera
Request: **Architectural Review** to allow complete demolition of the existing fire damaged house of 1,965 square foot single story single family residence with two car garage and construction of a new 3,565 square foot four bedroom and three and a half bathroom single family 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

Mr. Butler presented the project with recommendations. The applicant also made a presentation. There were no public comments.

Motion/Action: Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Teresa O'Neill. Planning Commissioner Michael O'Halloran recused himself from the discussion. The Architecture approved the project subject to the following conditions (2-0-0-1, Commissioner O'Halloran recused).

- a. The applicant shall add two canopy trees in the front yard.
- b. The 5 over 12 roof slope is acceptable and does not need to be modified per the draft recommended condition.

8.D. File No.(s): **PLN2016-12064**
Location: 865 Sunset Drive, a 6,206 square foot lot located approximately 130 feet west from the intersection of Sunset Drive and Homestead Avenue, APN: 290-34-056; property is zoned R1-6L-Single Family
Applicant: Treeium Inc.
Owner: L. M. Hartwig
Request: **Architectural Review** to allow addition of 620 square foot new second story to an existing single story residence of 2,231 square foot resulting in a two-story single family residence of 2,925 square foot with five bedrooms and three bathrooms with an attached one or 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

Mr. Butler presented the project with recommendations. The applicant also made a presentation. Neighbors expressed privacy, historic preservation, and massing concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Michael O'Halloran and unanimously approved by the Architectural Committee with the following conditions (3-0-0-0):

1. The applicant shall convert windows on two second story bedrooms to clearstory windows at minimum 5' sill height, and
2. The applicant shall remove the shed in the rear yard before building permits are finalized.

8.E. File No.(s): **PLN2016-12241**
Location: 1901 Nobili Avenue, a 5,924 square foot lot located at the intersection of Nobili Avenue and Flora Vista Avenue, APN: 220-09-048; property is zoned R1-6L-Single Family
Applicant/Owner: Sam Pam
Request: **Architectural Review** to allow addition of 864 square feet to an existing single story residence of 1,440 square feet resulting to a 2,304 square feet residence with four bedrooms and three bathrooms 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

Mr. Butler presented the project with recommendations. The applicant also made a presentation. There were no public comments.

Motion/Action: Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Michael O'Halloran and unanimously approved by the Architectural Committee with the following conditions (3-0-0-0):

1. The applicant may add a minimal expansion to allow the family room to include a door to the back yard, and
2. The applicant shall stay under forty percent (40%) lot coverage and meet setbacks.

8.F. File No.(s): **PLN2016-11759**
Location: 730 Locust Street, a 4,827 square foot lot located 75 feet west of Locust Street and Park Avenue intersection, APN: 269-44-065; property is zoned R1-6L-Single Family
Applicant/Owner: Antonio Bunting
Request: **Architectural Review** to allow 1,034 square foot second floor addition to an existing 1,909 square foot single-story residence with a detached garage, resulting in a 2,555 square foot two-story residence with five bedrooms, four bathrooms and a detached 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 standard and special conditions

Mr. Butler presented the project with recommendations, detailing the recommendations for redesigning the project consistent with intent of preserving historic design features of the home and consistent with the character of the surrounding area. Key provisions of the staff recommendation included reduction of the square footage by a minimum of approximately 400 square feet (to be more consistent with the floor area ratios of homes in the surrounding area, particularly on the same street), setting back the second story a minimum of approximately 15 feet from the first story (at or beyond the side facing gables), and preserving the existing door/window openings and other character defining features (e.g., detailing under gables, shutters, front porch design, etc.). Staff noted the receipt of letters expressing some concerns about parking, student housing, and overall square footage. The applicant also made a presentation, citing conformance with design guidelines. Members of the public expressed a variety of concerns, including but not limited to parking, quality of life impacts, integrity of the home, size of the residence in comparison to the small lot, narrow width of the street, incompatibility with the surrounding homes, and student housing.

Motion/Action: Motion to continue was made by Planning Commissioner Raj Chahal and approved by the Architectural Committee with the following condition (3-0-0-0):

1. The applicant shall work with staff to revise the project, generally consistent with staff recommendations, for reconsideration by the Architectural Committee at a newly noticed public meeting.

8.G. File No.(s): **PLN2016-12221**
Location: 1677 Calabazas Boulevard, a 6,098 square foot lot located 15 feet south of Calabazas Boulevard and Warburton Avenue intersection, APN: 220-32-007; property is zoned R1-6L-Single Family.
Applicant/Owner: Kalicharan Dendage
Request: **Architectural Review** to allow a 302 square foot interior remodel of an existing 2,854 square foot two-story residence with four bedrooms, three bathrooms, and an attached two-car garage, resulting in five bedrooms, three bathrooms and an attached two-car garage in the same building footprint.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Mr. Butler presented the project with recommendations. The applicant also made a presentation. There were no public comments. The committee did not express any concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Michael O'Halloran and unanimously approved by the Architectural Committee (3-0-0-0).

8.H. File No.(s): **PLN2016-12252**
Location: 1263 Blackfield Drive, a 5,260 square foot lot located midblock on Blackfield Drive between Madera Drive and Benton Street, APN: 290-07-090; property is zoned R1-6L-Single Family
Applicant: Anamaria Deac
Owner: Troy and Jennifer Cardin
Request: **Architectural Review** to allow a 392 square feet conversion of an existing porch and a 202 square feet square rear addition of an existing 1,884 square foot single-story residence with an attached garage, resulting in a 2,182 square foot single-story residence with five bedrooms, two and a half bathrooms and an attached two-car garage. The proposal includes a Zoning Administrator Modification to allow an 18'7" rear yard setback where 20 feet is required.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Mr. Butler presented the project with recommendations. The applicant also made a presentation. There were no public comments. The committee did not express any concerns.

Motion/Action: Motion to continue was made by Planning Commissioner Raj Chahal and approved by the Architectural Committee with the following conditions (3-0-0-0):

1. The two covered parking spaces in the existing attached garage shall remain open and accessible for two parking spaces. (Condition of approval had referred to a detached garage.)

8.I. File No.(s): **PLN2016-12259**
Location: 260 Howard Drive, a 7,588 square foot lot located northwest corner of Howard Drive and Mono Way, APN: 316-14-002; property is zoned R1-6L-Single Family
Applicant/Owner: Michael Fisher
Request: **Architectural Review** to allow the 317 square foot rear addition to an existing 2,751 square foot single-story residence with an attached garage and a detached shed, resulting in a 3,068 square foot single-story residence with five bedrooms, three bathrooms, an attached two-car garage, and a detached shed.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Mr. Butler presented the project with recommendations. The applicant also made a presentation. There were no public comments.

Motion/Action: Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Michael O'Halloran and unanimously approved by the Architectural Committee (3-0-0-0) with the following conditions.

1. The applicant shall remove the accessory building noted in Condition of Approval #5 or shall obtain an encroachment permit for it, subject to applicable setback and lot coverage requirements, and
2. The applicant shall work with Planning Division and the Public Works Department on whether an encroachment permit is needed for the allowed addition encroaching into the side yard easement.

8.J. File No.(s): **PLN2016-12270**
Location: 2215 Quinn Avenue, a 6,000 square foot lot located at the intersection of Quinn Avenue and Elliot Street, APN: 216-11-023; property is zoned R1-6L-Single Family
Applicant: Herbert Birthelmer
Owner: Selena & T. Flynn
Request: **Architectural Review** to allow second story addition of 1,284 square feet to an existing single-story residence of 1,656 square feet along with 303 square feet addition to the first floor resulting with a 3,243 square foot residence with seven bedrooms and three and a half bathrooms 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

Mr. Butler presented the project with recommendations. The applicant also made a presentation. There were no public comments.

Motion/Action: Motion to approve was made by Planning Commissioner Michael O'Halloran, seconded by Planning Commissioner Raj Chahal and unanimously approved by the Architectural Committee (3-0-0-0). The project was approved as proposed without changes and no redesign is required for the second floor (Committee removed condition numbers 1 & 3).

8.K. File No.(s): **PLN2016-12227**
Location: 148 North Cypress Avenue, a 11,760 square foot lot located at the intersection of North Cypress Avenue and Forest Avenue,

Applicant: APN: 303-20-060; property is zoned R1-6L-Single Family
Hau-Ching Lao
Owner: Catherine Liu
Request: **Architectural Review** to allow complete demolition of existing single story family residence of 819 square feet to allow construction of a 4,057 square foot single story family residence with attached garage resulting in four bedrooms and three and a half bathrooms 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

Mr. Butler presented the project with recommendations. The applicant also made a presentation. Some concerns were expressed by the public, including but not limited to a desire for a detached garage with a driveway to the rear and concern over the prior removal of a tree in the front yard.

Motion/Action: Motion to approve as proposed was made by Planning Commissioner Raj Chahal, seconded by Council Member Teresa O'Neill and unanimously approved by the Architectural Committee (3-0-0-0), with the additional condition of requiring the applicant to work with the City to preserve the existing tree and also plant a new replacement tree for the previously-removed tree in the front yard.


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

The meeting adjourned at 11:25 p.m. The next regular Architectural Committee meeting will be held on December 7, 2016, at 7:00 p.m.

Prepared by: 
Lee Butler
Planning Manager

Approved: 
Andrew Crabtree
Community Development Director