



MINUTES

Wednesday, December 7, 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 7:04 p.m.

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. Planning Commissioner Raj Chahal arrived at 7:10 p.m.

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer

Applicants, Owners and Public present:

- Item 7.A. PLN2016-12261** 2725 El Camino Real: Viet Truong/KDA Studio
- Item 8.A. PLN2016-12315** 2293 Augusta Place: Applicant, Sherri Tafel, Owner, Nicole Kim.
- Item 8.B. PLN2016-12348** 2346 Kay Drive: Applicant, Marisa Barajas, Owner, Nitin Handa.
- Item 8.C. PLN2016-12330** 2932 Humbolt Avenue: Applicant, Apri Ghuman.
- Item 8.D. PLN2016-12341** 2341 Regina Court: Applicant, Phu Nguyen/TMAUSA, LLC.

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

8.B. File No.(s): **PLN2016-12348**
Location: 2346 Kay Drive, a 6,360 square foot lot located midblock on Kay Drive between Maryann Drive and Los Padres Boulevard, APN: 290-13-019; property is zoned R1-6L-Single Family.
Applicant: Marisa Barajas
Owner: Nitin Handa
Request: **Architectural Review** to allow 170 square foot conversion of an existing sunroom and interior remodel of an existing 2,185 square foot single-story residence with a detached two-car garage, resulting in a 2,185 square foot single-story residence with four bedrooms, three bathrooms, and a detached two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I

Applicant requested withdrawal.

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. File No.(s): **PLN2016-12261**
Location: 2725 El Camino Real, a 1.5 acre parcel located on the north side of El Camino Real, approximately 300 feet east of Bowers Avenue, APN: 216-01-040; property is zoned CT – Thoroughfare Commercial
Applicant: Viet Truong / Studio KDA
Owner: University Avenue Partners
Request: **Architectural Review** for a Master Sign Program for a remodeled shopping center.
CEQA Determination: Categorically Exempt per CEQA Section 15301 Existing Facilities
Project Planner: John Davidson, Principal Planner
Staff Recommendation: **Approve**, subject to conditions

Ms. Sciara presented the project with recommendations for approval. There were no public comments.

Motion/Action: Motion to approve was made by Planning Commissioner Michael O'Halloran, seconded by Council Member Teresa O'Neill and approved by the Architectural Committee (2-0-0-1).

8. PUBLIC HEARING ITEMS

8.A File No.(s): **PLN2016-12315**
Location: 2293 Augusta Place, a 6,560 square foot lot located midblock on Augusta Place between Monroe Street and Pilot Knob Place, APN: 216-17-037; property is zoned R1-6L-Single Family.
Applicant: Sherri Tafel
Owner: Bae & Nicole Kim
Request: **Architectural Review** to allow 475 square foot rear addition to an existing 1,988 square foot single-story residence with an attached two-car garage, and demolition of an existing 206 square foot shed, resulting in a 2,603 square foot single-story residence with four bedrooms, three bathrooms, an attached two-car garage and a 140 square foot shed.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Ms. Sciara presented the project with recommendation to enhance the porch posts. There were no public comments. The committee did not express any concerns. The applicant agreed to enhance the porch.

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 subject to enhancement of the porch posts (3-0-0-0).

8.B. File No.(s): **PLN2016-12348 (WITHDRAWN)**
Location: 2346 Kay Drive, a 6,360 square foot lot located midblock on Kay Drive between Maryann Drive and Los Padres Boulevard, APN: 290-13-019; property is zoned R1-6L-Single Family.
Applicant: Marisa Barajas
Owner: Nitin Handa
Request: **Architectural Review** to allow 170 square foot conversion of an existing sunroom and interior remodel of an existing 2,185 square foot single-story residence with a detached two-car garage, resulting in a 2,185 square foot single-story residence with four bedrooms, three 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 conditions

The project was withdrawn at the request of the applicant.

Motion/Action: None.

8.C. File No(s): **PLN2016-12330**
Location: 2932 Humbolt Avenue, a 9,726 square foot lot located on the south side of Humbolt Avenue approximately 465 feet west of Kiely Boulevard, APN: 290-18-042; Property is zoned Single Family Residential (R1-6L).
Applicant: Apri Ghuman / Applied Remedial Technologies, Inc.
Owner: Kalyan Pudukollu
Request: **Architectural Review** to allow a 716 square foot addition to an existing 1,604 square foot two bedroom, one bathroom, single-story residence with 719 square foot detached two car garage resulting in a 2,320 square foot single story residence with four bedrooms, three bathrooms, and 719 square foot detached two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Ms. Sciara presented the project with recommendations for approval. 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.D. File No(s): **PLN2016-12341**
Location: 2341 Regina Court, a 6,653 square foot lot located on the north side of Regina Court approximately 170 feet east of Lakeshore Drive, APN 104-46-058; Property is zoned Single Family Residential (R1-6L).
Applicant: Phu Nguyen / TMAUSA, LLC
Owner: TMAUSA, LLC
Request: **Architectural Review** to allow a 528 square foot addition to an existing 1,584 square foot four bedroom, two bathroom, single-story residence with attached 460 square foot two-car garage resulting in a 2,112 square foot six bedroom, three bathroom, single-story residence with an attached 460 square foot attached two-car garage
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Ms. Sciara presented the project with recommendations for approval. 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), subject to the following condition:

- Property owner is required to plant and maintain a 24-inch box tree in the front yard setback prior to issuance of final building permit.

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

- ii. Report of the Liaison from the Planning and Inspection Department
- ii. Committee/Board Liaison and Committee Reports
- iii. Committee Activities
- iv. Upcoming Agenda Items

10. ADJOURNMENT

The meeting adjourned at 8:05 p.m.. The next regular Architectural Committee meeting will be held on December 21, 2016, at 7:00 p.m.

Prepared by:



Gloria Sciara, AICP
Development Review Officer

Approved:



Andrew Crabtree
Community Development Director