



AGENDA

Wednesday, February 15, 2017 – 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

I. CALL TO ORDER

II. ROLL CALL

iii. 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.

iv. DECLARATION OF COMMITTEE PROCEDURES

v. 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)

VI. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

VII. 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):** **PLN2016-12407**
Location: 491 Luther Drive
Applicant/Owner: Michael and Rachel Ghezzi
Request: **Architectural Review** for partial demolition of an existing three bedroom, two bathroom, 1,344 square foot residence with attached 500 square foot two-car garage to construct a 2,854 square foot four bedroom, three bathroom, 2,850 square foot residence with 744 square foot attached two-car garage and replacement of roof and ceiling.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Anna McGill, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2016-12408**
Location: 3121 Monroe Street
Applicant/Owner: Kathy Truong
Request: **Architectural review** for a 929 square foot addition to an existing 933 square foot three bedroom, two bathroom single family residence with 263 square foot attached one-car garage resulting in a four bedroom, three and one-half bathroom residence with attached 461 square foot two-car garage; and modification to reduce minimum rear yard setback requirement from 20' to 15' 11".
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Anna McGill, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2016-12375**
Location: 2163 Amethyst Drive, a 5,500 square foot lot on the east side of Amethyst Drive approximately 60 feet north of Augusta Place; APN: 220-26-038; property is zoned R1-6L-Single Family. APN: 220-26-038; property is zoned Single Family Residential. (R1-6L)
Owner: Shengchen Ni
Applicant: Jack Lin
Request: **Architectural Review** of a 519 square foot first floor expansion and 929 square foot second floor addition to an existing 1,095 square foot three bedroom and two bathroom one-story residence with 366 square foot attached two-car garage resulting in a 2,543 square foot five bedroom and three and one-half bathroom two-story residence with a 455 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 revisions
- 8.D. File No.(s):** **PLN2017-12436**
Location: 320 Kohner Court, a 11,786 square foot lot located approximately 175 feet east of Talia Avenue; APN: 303-07-078; property is zoned R1-6L-Single Family.
Applicant: Dan Winklebleck, Orchard Home Design

Owner: Trudy Hiatt
Request: **Architectural Review** of a 607 square foot addition to the rear of an existing 1,251 square foot three bedroom and two bathroom one-story residence with a 618 square foot attached one bedroom and one bathroom attached accessory dwelling unit and a 420 square foot attached garage resulting in a 1,908 square foot four bedroom and three bathroom residence with the attached accessory dwelling unit and garage remaining unchanged.
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): **PLN2015-11361**
Location: 1890 El Camino Real, two parcels totaling 1.51 acres located at the southwest corner of El Camino Real and Pierce Street; APNs: 269-01-081 and 269-01-082; Property is zoned Planned Development (PD).
Applicant: Greg Pinn, Pinn Brothers Development
Owner: Gangi Corporation
Request: **Architectural Review** of a four-story residential development consisting of 56 for-sale condominiums, amenity space, associated parking, site improvements and landscaping.
CEQA Determination: Adopted Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.F. File No.(s): **PLN2017-12450**
Location: 2797 Estella Drive, an approximately 8,100 square foot lot located on the northeast corner of the intersection of Kiely Boulevard and Estella Drive, APN: 294-33-022; property is zoned R1-8L, Larger Lot Area Single Family.
Applicant: Aman Dulay
Owner: Vikas Gokhale
Request: **Architectural Review** of a 782 square foot addition and remodel of an existing 2,365 square foot four bedroom, two bathroom single-family residence, resulting in a 2,904 square foot single-story residence, including a fifth bedroom, with an attached sitting room, and a third bathroom.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.G. File No.(s): **PLN2016-12383**
Location: 160 Gilbert Avenue, a 6,014 square foot lot located 167.46 feet south of the Gilbert Avenue and Mauricia Avenue intersection, APN: 296-13-004; property is zoned R1-6L-Single Family.
Applicant: Kyle Chan
Owner: Dongping Jin & Guihua Yang

Request: **Architectural Review** to allow 716 square foot first-floor addition to an existing 1,232 square foot one-story, three bedroom and two bathroom residence, resulting in a 1,948 square foot one-story home with five bedrooms and three bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Justin Giarritta, Code Enforcement Technician
Staff Recommendation: **Approve**, subject to conditions

8.H. File No.(s): **PLN2016-12402**
Location: 3803 Sullivan Drive, a 8,712 square foot lot located at the northwest corner of the Sullivan Drive and Lowell Drive intersection, APN: 316-12-044; property is zoned R1-6L-Single Family.
Applicant: Qing Li
Owner: Yang Zhao
Request: **Architectural Review** to allow 883 square foot first-floor addition to an existing 1,376 square foot one-story, four bedroom and two bathroom residence, resulting in a 2,259 square foot one-story home with five bedrooms and four bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Justin Giarritta, Code Enforcement Technician
Staff Recommendation: **Approve**, subject to conditions

8.I. File No.(s): **PLN2016-12426**
Location: 3532 Cecil Ave, a 9,132 square foot lot located 120.79 feet west of the Cecil Avenue and North Cypress Ave intersection, APN: 302-21-043; property is zoned R1-6L-Single Family.
Applicant: Michelle Miner
Owner: Brian Gregory
Request: **Architectural Review** to allow 791 square foot first-floor addition to an existing 1,671 square foot one-story, four bedroom and two bathroom residence, resulting in a 2,462 square foot one-story home with four bedrooms and three bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Justin Giarritta, Code Enforcement Technician
Staff Recommendation: **Approve**, subject to conditions

8.J. File No.(s): **PLN2017-12456**
Location: 3132 Millar Avenue, a 9,588 square foot lot, located at the southeast corner of Millar Avenue and Calabazas Boulevard, APN: 220-28-024; property is zoned R1-6L Single Family.
Applicant: Nadia Pichko
Owner: Amrinder Singh Brar
Request: **Architectural Review** to allow a 740 square foot first floor addition to the front of an existing 1,728 square foot one-story, four bedroom, two bathroom residence, and converting 475 square feet of the existing living area to an accessory unit, resulting in 1,993 square foot one-story home with five bedrooms, three and one-half bathrooms and a 475 square foot attached accessory dwelling unit with one bedroom and one bathroom.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Elaheh Kerachian, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.K. File No.(s): **PLN2017-12373**
Location: 2309 Sawyer Court, a 15,598 square foot lot, located 430 feet east of Lakeshore Drive and Sawyer Court intersection, APN: 104-46-039; property is zoned R1-6L Single Family.
Applicant: Clara Ting
Owner: Becky Chang & Kevin Miguel
Request: **Architectural Review** of a new two-story single family residence with 3,618 square feet of living area on the first floor, with six bedrooms, four and one-half bathrooms, a 461 square foot garage and 330 square foot patio. The proposal includes the demolition of the existing one-story residence with three bedrooms and two bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

8.L. File No.(s): **PLN2017-12431**
Location: 1173 Inverness Avenue, a 5,985 square foot lot, located 300 feet north of Benton Street and Inverness Avenue intersection, APN: 269-11-109; property is zoned R1-6L Single Family.
Applicant: Paul Polacek
Owner: Brenda Rider
Request: **Architectural Review** to allow a 456 square foot first floor addition to the rear of an existing 1,377 square foot single-story, three bedroom and one and one-half bathroom residence with a 420 square foot detached garage, resulting in a 1,834 square foot one-story home with 4 bedrooms and two and one-half bathrooms with no change to the garage. The project includes the removal of a non-permitted family room at the rear of the residence approximately 14'3" x 22'.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Nimisha Argawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

9. OTHER BUSINESS

9.A. Discussion and recommendations to guide referrals of Single Family Residential additions to Architectural Committee for review and approval (Referral to City Council)

- i. Discussion and recommendations to develop guidelines or criteria for projects that would require Architectural Committee review and action.
- ii. Discussion and recommendation regarding the processes and procedures that could apply to administrative approval of some single family and/or duplex additions or expansion (intensification) to said structures.

//

//

9.B. 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, March 15, 2017, at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Andrew Crabtree
Director of Community Development