



MINUTES

Wednesday, January 18, 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

1. CALL TO ORDER

- The meeting was called to order at 7:00 PM.

2. ROLL CALL

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

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

Applicants, Owners and Public present:

Item 7.A.	PLN2016-12351	2624 Pebble Beach Drive: Dan Fritschen, Applicant/Owner
Item 8.A.	PLN2015-11507	3001 Tasman Drive: Russ Nichols, Applicant; Natalie Naranjo, Owner; Eddie Piatt, Architect
Item 8.B.	PLN2016-12091 PLN2016-12079 CEQ2016-01018	2880 Northwestern Parkway: CAS Architects Inc., Applicant; Vantage Data Centers, Owner; Michael Stoner, Owner; Jerry Ohearn, Owner; Brook Simons, Architect; Ron Ranconi, Architect
Item 8.C.	PLN2016-12030	723 Salberg Avenue: Georgiy Novitskiy, Applicant; Jinyuan Li, Owner; Xiaoyong Lai, Owner; Neighbors and Public: Don Mahurin, Clyde Tsukasaki, Suzanne Decker
Item 8.D.	PLN2016-12255	663 Viader Court: AKS Building Design, Applicant; Sumit Suman, Owner; Sudeshna Biswas, Owner; Aman Duloy, Designer

- Item 8.E. PLN2016-12376 2837 Fresno Street: Salina Chau, Applicant /Owner**
- Item 8.F. PLN2016-12379 72 Claremont Avenue: Yuan Lin, LNX Architect, Applicant; Kalpak Sonawala, Owner; Jenen Sonawala, Owner; Yuan Lin, Designer; Jeff and Sheila Guinta. Neighbors/Public: Prem, Qian Huang**

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
 - 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.

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): PLN2016-12351**
- Location: 2624 Pebble Beach Drive, a 5,400 square foot lot on the west side of Pebble Beach Drive approximately 70 feet south of Agate Drive, APN: 216-16-033; Property is zoned single Family Residential (R1-6L)**
- Applicant/Owner: Dan Fritschen**
- Request: Architectural Review of the demolition of a 750 square foot two bedroom and one bathroom residence with a 200 square foot one-car attached garage to construct a new 1,860 square foot four bedroom and two and one-half bathroom one-story residence with an attached 400 square foot two-car garage. Project includes a Zoning Administrator request for a Modification to increase the maximum lot coverage from 40% to 42%.**
- CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures**
- Project Planner: Debby Fernandez, Associate Planner**
- Staff Recommendation: Approve, subject to conditions**

Gloria 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. PUBLIC HEARING ITEMS

8.A **File No.(s):** **PLN2015-11507, CEQ2016-01013**
Project Title: Lake Park Office Development Project
Location: 3001 Tasman Drive, a 4.05 acre project site of an approximate 19.26 acre parcel located north of Tasman Drive between Patrick Henry Drive and Old Ironsides Drive; APN: 104-49-030; Property is zoned Light Industrial (ML)

Applicant: Russ Nichols / RMW architecture & interiors
Owner: Natalie Naranjo / Bixby Land Company
Request: **Adoption of a Mitigated Negative Declaration (MND); and Architectural Review** for a four-story 150,000 square foot office development with two-six-level parking structure.

CEQA Determination: Mitigated Negative Declaration
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria 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.B. **File No.(s):** **PLN2016-12091, PLN2016-12097, CEQ2016-01018**
Project Title: Building V5 Data Center Project
Location: 2880 Northwestern Parkway, a 5.73 acre site of the Vantage Data Center Campus on the west side of Northwestern Parkway, south of Central Expressway; APNs: 216-28-118 (4.948 acres) and 216-28-131 (12.98 acres) contains existing Vantage Data Center Campus. Property is zoned Light Industrial (ML)

Applicant: Anthony Matisi / CAS Architects, Inc.
Owner: Spencer Myers / Vantage Data Centers
Request: **Adoption of a Mitigated Negative Declaration (MND); and Architectural Review** for a four-story, 109,000 square foot data center, expansion of an electrical substation, and construct a paved surface parking lot.

CEQA Determination: Mitigated Negative Declaration
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. Architect Ron Ronconi 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 Michael O'Halloran, seconded by Planning Commissioner Raj Chahal and unanimously approved by the Architectural Committee (3-0-0-0).

8.C. File: **PLN2016-12030**
Location: 723 Salberg Avenue, a 5,742 square foot lot located midblock on Salberg Avenue between Toledo Avenue and Barcells Avenue, APN: 294-23-067; property is zoned R1-6L-Single Family
Applicant: Georgiy Novitskiy
Owner: Jinyuan Li
Proposal: **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 2,944 square foot two-story residence with four bedrooms, three and a half bathrooms, with an attached two-car garage *(This item was continued from the AC meeting of 9.15.16 for redesign)*.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Steve Le, Assistant Planner I
Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. There were public comments. The committee did express some concerns.

Public Comments:

Neighbor, Clyde Tsukasaki, expressed a concern about the height of the structure. Another neighbor, Suzanne Decker, commented that the two-story home would box in single-story homes. She also added that the newer two-story homes are not small but "massive". Moreover, she also commented that massive size homes affect skyline views and will result in loss of privacy as with the property's rear facing balcony. It was also mentioned that 732 Salberg will set precedent for future projects in the neighborhood.

Committee Comments:

Council Member Patricia Mahan commented that there are no measures to prevent second stories and the owner has the right to add a second story. The committee may only address privacy concerns or issues as with the balcony and window placements in the house.

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) subject to the following conditions:

1. Demolition is approved. Property owner is required to obtain the necessary permits for the demolition.
2. Property owner is required to reduce roof pitch by enclosing the balcony into the second-story of the house to create more square footage for the house. The overall maximum height allowed is 25 feet. Final measurements to be determined with requested roof adjustment.
3. Owner was undecided if they will keep the orange tree. Thus, the owner is required to include landscape screen on plan when submitted for building permit.

8.D. File No.(s): **PLN2016-12255**
Location: 663 Viader Court, a 7,125 square foot lot located on the east side of Viader Court, approximately 275 feet north of Murguia Avenue, APN: 269-31-041; property is zoned R1-6L, Single Family
Applicant: AKS Building Design
Owner: Sumit Suman
Request: **Architectural Review** to allow the interior remodel and rear addition to an existing 1,493 square foot, three bedroom and two bathroom single-story residence with an attached-one car garage, resulting in a 2,457 square foot, four bedroom and three bathroom house with an attached two-car garage. The project would maintain an existing

CEQA Determination: 352 square foot detached accessory building that was permitted in 1988.
Project Planner: Categorical Exemption per CEQA Section 15301, Existing Facilities
Staff Recommendation: Jeff Schwilk, AICP, Associate Planner
Approve, subject to conditions

Gloria 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) with the following condition:

1. The applicant shall obtain permit for sink in the detached accessory building.

8.E. File No.(s): **PLN2016-12376**
Location: 2837 Fresno Street, a 7,500 square foot lot located on the north side of Fresno Street, approximately 120 feet west of Kiely Boulevard, APN: 290-05-029; property is zoned R1-6L, Single Family
Applicant/Owner: Salina Chau
Request: **Architectural review** of proposed 905 square foot addition and interior remodel to an existing 1,413 square foot 2-bedroom, 1-bathroom house, resulting in a 4-bedroom, 3-bathroom home; and the construction of a new 588 square foot detached accessory dwelling unit and a new two-car replacement garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria 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) with the following condition:

1. The roof pitch shall be lowered to 5:12.

8.F. File No.(s): **PLN2016-12379**
Location: 72 Claremont Avenue, a 6,090 square foot lot located approximately 100 feet south of Claremont Avenue and Bennett Avenue intersection, APN: 296-17-007; property is zoned R1-6L, Single Family
Applicant: Yuan Lin for LNX Architect, Inc.
Owner: Kalpak Sonawala
Request: **Architectural Review** to allow complete demolition of an existing 1,781 square foot, three bedroom and two bathroom single-story residence, and construction of a new 3,526 square foot residence with five bedrooms, four bathrooms, attached two-car garage, and 112 square foot second-floor balcony.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures

Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Continue to redesign

Gloria 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.G. File No.(s): PLN2016-12398
Location: 2346 Kay Drive, a 6,134 square foot lot located on the south side of Kay Drive, approximately 298 feet west of Los Padres Boulevard, APN: 290-13-019; property is zoned R1-6L, Single Family
Applicant: Jeff Guinta for Innovative Concepts
Owner: Marine Homes LLC
Request: **Architectural Review** of the interior remodel and 176 square foot rear sunroom conversion to a fourth bedroom, and a 220 square foot front living room and entry addition to an existing 1,587 square foot three-bedroom and 1.5 bathroom house with a detached 360 square foot garage, resulting in a 1,983 square foot residence with four bedrooms and two bathrooms and a 360 square foot detached garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria 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).

9. OTHER BUSINESS

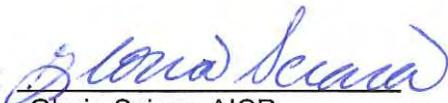
9.A. Committee Procedures and Staff Communications

- 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

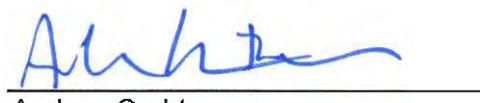
10. ADJOURNMENT

The meeting adjourned at 8:50 PM. The next regular Architectural Committee meeting will be held on Wednesday, February 15, 2017, at 7:00 p.m.

Prepared by:


Gloria Sciara, AICP
Development Review Officer

Approved:


Andrew Crabtree
Director of Community Development