



MINUTES

Wednesday, March 15, 2017 – 6:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

6:00 PM STUDY SESSION

The Architectural Committee hosted a study session from 6:00 pm to 7:00 pm on the following item:

Discussion and recommendations to guide referrals of Single Family Residential additions to the Architectural Committee

Goals for Study Session

- i. Discuss the development of guidelines and/or criteria for residential projects that would require Architectural Committee review and action.
- ii. Discuss processes and procedures that could apply to administrative approval of some single family and/or duplex additions, expansion or intensification to said structures.
- iii. Public Comments
- iv. Recommendations to the City Council or next steps.

Discussion regarding the Design Guidelines included opinions that the present guidelines are too subjective and that revisions to the Design Guidelines are necessary to limit interpretation by staff; Patio homes received no public input from the residents affected by the strict guidelines. Residents pointed out that the Design Guidelines only include one section discussing a specific type of architectural design i.e. patio homes in the Guidelines. The Boarding House ordinance has stalled and needs to be wrapped up and would solve the problem for the four-bedroom referrals to Architectural Committee. It was noted that the present fix only created a bandage and has only partially addressed the boarding house problem.

Other comments were that the appeal should be structured based upon the type of application involved. If a project is a single-family home, appeals should be limited because if opposed create too much of an extended and arduous process for a private property owner. Multi-step appeals should be reserved for more complex projects such as commercial developments. Concern was reiterated several times that patio homes design guidelines have never been discussed with the homeowners they apply to. Residents opposed to preserving this architectural style stated that it's unfair to single out patio homes as the only specific design style and criteria: many of the owners of the patio homes indicated they were never asked were aware that specific design guideline had been adopted for patio homes and were not part of the discussion prior to adoption and that owner should be allowed to opt out; Design guidelines apply to patio homes should only be applied when that is the desire of the homeowner.

Design guidelines leave too much to interpretation and are too subjective. Discussion ensued regarding revising the design guidelines to reduce subjectivity. Opinions were split on the continued referral of four or more bedrooms being referred to the Architectural Committee and be subject to two appeal processes.

General concerns were expressed regarding parking demands on-site as an issue with multiple bedrooms; suggestions were made regarding patio homes that no windows should be visible to any adjacent neighbors; second-story additions should be subject to shadow studies; and single family could limit size to no more than four bedrooms. Others disagreed and wanted to allow up to six bedrooms by right. The majority of those present recommended that the current referral process for four or more bedrooms continue until the boardinghouse ordinance is adopted. It was also suggested that the City Council should consider reopening the design guidelines for more public input.

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 7:03 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.

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

Applicants, Owners and Public present:

Study Session	Vikas Gupta, Lou Faria, Judy Tucker, Juan Carlos Navarro, Ming Sun, Ravikiran T.
Item 8.A. PLN2015-11584	167 Claremont Avenue: Manisha Pai, Representing Owner; Stephen Estes, Ravi T., Xin Guo, Ming Sun, Neighbors.
Item 8.B. PLN2015-11361	1890 El Camino Real: Jeff Curran, Owner.
Item 8.C. PLN2016-12342	989 Cherry Lane: Deepak Khanorkar, Owner.
Item 8.D. PLN2017-12484	3267 San Juan Avenue: Thuy Tran, Owner.
Item 8.E. PLN2017-12490	1915 Stafford Street: Barbara Johnson, Catherine Conciglieri, Neighbors.

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.

- None

8. PUBLIC HEARING ITEMS

8.A. File No(s):	PLN2015-11584
Location:	167 Claremont Avenue, a 6,038 square foot lot located on the east side of Claremont Street approximately 20 feet south of Elmhurst Avenue, APN: 296-16-016; property is zoned R1-6L-Single Family
Applicant/Owner:	Qian Huang
Request:	Architectural Review to allow demolition of an existing 1,401 square foot three bedroom, two bathroom, one-story residence with a 400 square foot attached two-car garage to construct a 2,349 square foot four bedroom, three and one-half bathroom, one-story residence with a 387 square foot attached two-car garage. <i>(The project includes a request for a Zoning Administrator Modification to increase maximum lot coverage from 40% to 45% and interior garage dimensions from 20' x 20' to 19'6" x 17'6").</i>
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 recommendation for approval. Ms. Sciara also read into the record the final motion of the City Council to refer the project back to the Architectural Committee for redesign to be in keeping with the design guidelines that apply to patio homes. Mr. Huang detailed the changes to the plans. The Committee examined the design changes presented in the plans, discussed existing conditions on the Claremont Avenue block and noted that the tract is not identified for preservation by the City. Committee member O'Neill noted that additional changes to the plans had been expected and discussed additional potential changes to alter the design in keeping with patio style architecture.

Extensive public testimony ensued regarding the application of the patio homes design guidelines; property rights opting in and out of the requirement to conform to the design guidelines for patio homes; the final motion of the City Council superseding the City Council discussion prior to the motion; and whether the revised design conforms to the direction by the City Council to make minor changes to the project. The Committee viewed

segments of Council's January 24, 2017 deliberation of the project appeal and discussed the comments and motion made by the Councilmembers.

Neighbors in support of the project conveyed their frustration with the length of time and resources spent on this application as well as the level of scrutiny directed upon this project; the importance of individual property rights in the design and use of one's home to meet family needs; and the desire for flexibility and not strict adherence in the application of the design guidelines for home remodels and additions. These neighbors discussed the inefficiencies with patio style homes and difficulties involved with remodeling/retrofitting the homes, making new construction preferable and questioned the singling out of patio homes as the only architectural style in the City with specific design guidelines when other homes are older and have no such restrictions.

Neighbors in opposition to the submitted proposal asserted that; the revised design is not consistent with the Council's direction to redesign the project consistent with the City's design guidelines for patio homes; the discussion by the Council presenting options for minor changes to the home to be more consistent with the neighborhood was not the action taken by the Council through their formal motion; objected to any consideration of the comments by Councilmembers during their deliberation since the motion made by the Council governs the direction of the resubmittal; stated that the minor changes to the project are not sufficient and remain incompatible with the neighboring patio homes; and that the City's Design Guidelines require strict adherence and do not allow for flexibility or interpretation.

A discussion ensued regarding roof pitch and design. A drawing was presented by a neighbor in opposition to the proposed design to show an offset roof with part of the building recessed to create an overhang over a section of the front elevation. One Committee member suggested a 3 and 12 roof pitch to lower the roof height and gain solar benefits (allowing effective use of solar panels on the roof). The property owner was not in favor of the altered roof design.

The property owner presented plans of two homes recently approved (3493 Gibson Avenue and 72 Claremont Avenue) in the neighborhood that involve demolition of the existing residences and new construction of two-story single family homes with two car garages attached. The property owner offered to submit plans that reflect either of those two approved projects for replacement construction at 167 Claremont Avenue. This was opposed by the neighbors in opposition to the project.

Following public testimony, the Committee closed the public hearing and discussed the issues raised during public testimony and intent of the City Council. Committee member O'Neill cited that she felt the Council was not completely aware of the motion and how it would affect the project compared to the discussion that took place after the motion was made as considerable discussion took place following the motion. Since there was a lack of consensus on whether or not the project fulfilled the direction of the City Council the following motion was made by the Architectural Committee.

Motion/Action: Motion to refer the revised design to the City Council was made by Chair Teresa O'Neill, seconded by Planning Commissioner Raj Chahal unanimously approved to refer the matter of whether the revised application conforms to the direction of the City Council (3-0-0-0) and with the possibility of utilizing a 3/12 pitch roof for the home.

8.B. 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

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

Debby Fernandez presented the project with recommendations for approval. There were several members of the public in attendance in attendance. Residents within the vicinity of the project discussed with the architects privacy concerns, landscaping, shadow studies, setbacks of the upper floors, on street parking, restricted access to the residential neighborhood and other compatibility concerns. After extended discussion addressing the concerns of the neighbors public comment period was closed.

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 conditions of approval associated with the Planned Development rezoning application, and mitigation monitoring or reporting program.

8.C. File No.(s): **PLN2016-12342**

Location: 989 Cherry Lane, a 6,415 square foot lot located at the southeast corner of Golden State Drive and Cherry Lane; APN: 290-22-060. Property is zoned Single Family Residential (R1-6L).

Applicant: Juan Navarro, D-Cube Studio

Owner: Deepak Khanorkar

Request: **Architectural Review** for demolition of existing 1,234 square foot three bedroom and two bathroom one-story residence with 461 square foot attached two-car garage to construct a 2,106 square foot four bedroom and two and one-half bathroom one-story residence with a 502 square foot attached two-car garage. *(The project includes a modification request to reduce the minimum street side yard setback requirement from 15' to 11' 3" to construct a new front porch and increase maximum lot coverage from 40% to 41%).*

CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures

Project Planner: Debby Fernandez

Staff Recommendation: Approve, subject to conditions

Ela Kerachian presented the project with recommendations for approval. There were no public comments. The following conditions were added in support of the project:

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): **PLN2017-12484**

Location: 3267 San Juan Avenue, a 6,251 square foot lot, located at the north side of San Juan Avenue, APN: 220-22-027; property is zoned R1-6L Single Family.

Applicant: Powell and Associates

Owner: Thuy Tran
Request: **Architectural Review** to allow a 715 square foot first floor addition to the front and rear of an existing 1,092 square foot one-story, three bedroom and two bathroom residence with 366 square foot garage, resulting in 1,807 square foot one-story home with five bedrooms and four bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures.
Project Planner: Elaheh Kerachian
Staff Recommendation: To Be Determined

Elaheh Kerachian 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 conditions:

1. The applicant shall plant at least one street tree or one tree within the front yard along San Juan Avenue.
2. The front addition shall be set back to not be flush with the garage façade to improve the front elevation.

8.E. File No.(s): **PLN2017-12490**
Location: 1915 Stafford Street, a 8,881 square foot lot, located at the northwest corner of Stafford Street and Chapel Drive, APN: 269-08-046; property is zoned R1-6L Single Family.
Applicant: Jeremy Lundquist
Owner: Jeremy Lundquist
Request: **Architectural Review** to allow a 745 square foot first floor addition to the front, side, and back of an existing 1,323 square foot one-story, two bedroom and two bathroom residence with existing 360 square foot attached two-car garage, resulting in 2,068 square foot one-story home with four bedrooms and three bathrooms. *(The project includes a minor modification request for the covered front porch encroaching 5' into the front yard and for the two house corners encroachment of 2' 1" inches and 3" into the side yard on the east side facing Chapel Drive).*
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Elaheh Kerachian

Elaheh Kerachian 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 conditions:

1. The applicant shall plant at least two street trees along Stafford Street and one tree along Chapel Drive
2. The existing non-conforming two-car garage shall have at least 17' X 17' inside clear space after replacing the existing water heater inside the garage.

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 10:15 P.M. The next regular Architectural Committee meeting will be held on Wednesday, March 29, 2017, at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Andrew Crabtree
Director of Community Development

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