



MINUTES

Wednesday, April 19, 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 P.M.

2. ROLL CALL

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

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

Applicants, Owners and Public present:

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|--------------------------------|--|
| Item 7.A. PLN2015-11010 | 3074 McKinley Drive: Ravikiran Thirumalai, Owner; Quian Huang, Observer |
| Item 8.A. PLN2016-12232 | 3375 Scott Boulevard: Craig Fordyer, Michael Resedin, Tom Stewart, Owners; John Duquette, Designer |
| Item 8.B. PLN2017-12507 | 3028 Barkley Avenue: Andres Costanzo, Applicant; Amado Castro and Anna Castro, Owners |
| Item 8.C. PLN2017-12536 | 3166 Allen Way: Project Address: Jack Lin, Applicant; Meiching Champion, Neighbor |
| Item 8.D. PLN2017-12491 | 2843 Cabrillo Avenue: Rick Hartman, Architect and Applicant |
| Item 8.E. PLN2017-12501 | 390 La Herran Drive: N/A |

Item 8.F. PLN2017-12523

1772 Roll Street: M.T. Lim, Applicant and Owner; Ricky Tran, Applicant; Darman Baker, Rama S. Singh, Neighbors

Item 8.G. PLN2016-12355

3191 Cecil Avenue: Vivek Ravisankar, Owner

Item 8.H. PLN2016-12427

3420 Tracy Drive: Michelle Miner, Applicant; Gary Davis, Rachel Davis, Owners; Jeannie Eaton, Neighbor

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):

PLN2015-11010

Location:

3074 McKinley Drive, a 5,000 square foot parcel located on the south side of McKinley Drive approximately 70 feet east of Woodhams Drive; APN: 296-37 -018; property is zoned R1-6L-Single-Family.

Applicant:

Mark Neil Bayog, MAK Design Group, LLC

Owner:

Ravikiran Thirumalai

Request:

Extension of Previously Approved Architectural Review to allow a 537 square foot addition to an existing 1,640 square foot single story home, resulting in a 2,177 square foot residence with four bedrooms.

CEQA Determination:

Categorically Exemption per CEQA Section 15301, Existing Facilities

Project Planner:

Debby Fernandez/Elaheh Kerachian, Associate Planner

Staff Recommendation:

Extend the Approval for 2 years, subject to conditions

Gloria Sciara presented the project with recommendation for approval. 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 Patricia Mahan and unanimously approved by the Architectural Committee (2-0-1-0).

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2016-12232 and CEQ2016-01021**
Project Title: 3375 Scott Boulevard Office Project
Location: 3375 Scott Boulevard, a 5.8-acre project site at the northeast corner of Scott Boulevard and Garrett Drive; APNs: 216-31-059 and -060; Property is zoned Light Industrial (ML).
Applicant: John Duquette, AIA / Art Tec Inc.
Owner: Terrence J. Rose, Inc.
Request: **Adoption of a Mitigated Negative Declaration; and Architectural Review** to allow the development of a six-story 237,107 square foot office building, two-story 13,643 square foot amenity building, four-level parking structure, and associated site improvements.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendation for approval. The applicant John Duquette, AIA, was available for the Mitigated Negative Declaration discussion and described the concept of the building design. The Committee noted that future environmental documents should include bird strike discussion and mitigations measures if necessary. There were no public comments. The committee asked that the bird strike technology apply to any multi-story building.

Motion/Action: Motion to approve was made by Planning Commissioner Michael O' Halloran, seconded by Council Member Patricia Mahan and unanimously approved by the Architectural Committee (3-0-0-0) to approve Adoption of Mitigated Negative Declaration (MND); to approve Architectural Review application, subject to conditions of approval from January 10, 2017 Project Clearance Committee (01/10/17 PCC).

8.B. File No.(s): **PLN2017-12507**
Location: 3028 Barkley Avenue, a 5,500 square foot lot, located at the south side of Barkley Avenue; APN: 220-29-039; property is zoned R1-6L Single Family.
Applicant: Andrea Costanzo
Owner: Amado Castro
Request: **Architectural Review** of an existing two-story, three bedroom, two and a half bathroom residence to allow remodeling of an existing kitchen and bathroom, converting an existing family room to a bedroom and office on the ground floor and remodeling an existing bathroom on the second floor, resulting in a four bedroom, three bathroom home.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Elaheh Kerachian
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendation for approval. There were no public comments. The committee did not express any concerns.

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

8.C. File No.(s): **PLN2017-12536**
Location: 3166 Allen Way, a 6,332 square-foot lot located on the south side of Allen Way; APN: 296-10-043; property is zoned R1-6L, Single-Family Zoning District.
Applicant: Jack Lin
Owner: Robert Lum
Request: **Architectural review** to allow a 892 square foot one-story addition to an existing single-story three bedroom, two bathroom residence, resulting in a 2,504 square-foot five bedroom, three bathroom residence.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendation for approval. There were no public comments. The committee did not express any concerns.

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

8.D. File No.(s): **PLN2017-12491**
Location: 2843 Cabrillo Avenue, a 5,500 square foot lot on north side of Cabrillo Street, 125 feet east of Brown Avenue; APN: 220-25-112; property is zoned R1-6L Single Family.
Applicant: Hometec Architects
Owner: Ram Paul Gupta
Request: **Architectural Review** of a 681 square foot one-story addition to an existing 1,095 square foot single-story three bedroom, two bathroom residence resulting in a 1,776 square foot single-story residence with four bedrooms and three bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures.
Project Planner: Nimisha Agrawal
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendation for approval. There were no public comments. The committee did not express any concerns.

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

8.E. File No.(s): **PLN2017-12501**
Location: 390 La Herran Drive, a 6,432 square foot lot on the west side of La Herran Drive, 185 feet south of Sullivan Drive; APN: 316-13-005; property is zoned R1-6L Single Family.
Applicant: Davis Peng, Professional Design
Owner: Jinny Anh
Request: **Architectural Review** of a 960 square foot one-story addition to an existing 1,609 square foot single-story three bedroom, two bathroom residence resulting in a 2,569 square foot single-story residence with a potential fourth bedroom.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures.
Project Planner: Nimisha Agrawal
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendation for approval. 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 Yuki Ikezi, and unanimously approved by the Architectural Committee (3-0-0-0).

8.F. File No.(s): **PLN2017-12523**
Location: 1772 Roll Street, a 6,072 square foot lot on west side of Roll Street, 160 feet south of Warburton Avenue; APN: 224-17-039; property is zoned R1-6L Single Family.
Applicant: Kim An Truong, TT Investment Properties LLC.
Owner: Kim An Truong, TT Investment Properties LLC.
Request: **Architectural Review** of a 636 square foot one-story addition to an existing 1,785 square foot single-story three bedroom, one bathroom residence resulting in a 2,421 square foot single-story residence with four bedrooms and three bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures.
Project Planner: Nimisha Agrawal
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendation for approval. Mr. Singh expressed concern regarding the garage square footage to be used as living area. Note: Garage area is 428 square feet and post construction. Resident's comments: Put hold on the property permits until cleanup of site occurs. There should be a condition of approval for the garage to remain the same size and be used for parking purposes. Neighbors have concerns about multi-family rentals. It was noted that there is a new separate entrance. Floor plan shows home will function as a single family residence. There were additional complaints from neighbors about weeds in the front yard and construction occurring late at night. Staff to follow up on prior code enforcement complaints.

Motion/Action: Motion to approve was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Michael O' Halloran and unanimously approved by the Architectural Committee (3-0-0-0) with the following condition: Staff to verify all conditions and clean-up of property before allowing issuance of building permits.

8.G. File No.(s): **PLN2016-12355**
Location: 3191 Cecil Avenue, a 9,701 square foot lot located mid-block on Cecil Avenue between Henry Avenue and Cecil Avenue; APN: 303-18-016; property is zoned R1-8L, Single Family, Larger Lot Area.
Applicant: Jeremy Deng
Owner: Vivek Ravisankar
Request: **Architectural Review** to convert an existing 520 square foot garage to the living area, adding 92 square feet of living space, and construction of a new 568 square foot attached two-car garage, resulting in a 3,221 square foot single-story residence with six bedrooms, four bathrooms, and an attached garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendation for approval. There were no public comments. The committee did not express any concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Patricia Mahan and unanimously approved by the Architectural Committee (2-0-0-0). Michael O'Halloran abstained.

8.H. File No.(s): **PLN2016-12427**
Location: 3420 Tracy Drive, a 7,538 square foot property located on Tracy Drive north of the Saratoga Creek.
 APN: 269-05-029; property is zoned R1-6L-Single-Family.
Applicant: Michelle Miner
Owner: Gary and Rachel Davis
Request: **Architectural Review** to allow a 1,538 square foot addition (488 square foot first floor addition, 1,050 square foot second floor addition), resulting in a two story, 5 bedroom, 3 bathroom 3,160 square foot family residence and a two-car garage.
CEQA Determination: Categorically Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Anna McGill, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendation for approval. Public comments included questions regarding solar accent and shade of second story into adjacent properties. The committee did not express any concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Yuki Ikezi, 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

- a. **Inquiry whether 4-bedroom additions will still be required to be reviewed by the Architectural Committee and staff.**

- ii. Report of the Liaison from the Community Development Department
- iii. Committee/Board Liaison and Committee Reports
- iv. Committee Activities
- v. Upcoming Agenda Items
 - a. Land Use Discussion Update

10. ADJOURNMENT

The meeting adjourned at 8:45 P.M. The next regular Architectural Committee meeting will be held on Wednesday, May 17, 2017, at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Andrew Crabtree
Director of Community Development