



REVISED AGENDA

Wednesday, August 2, 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

2. ROLL CALL

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
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

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):** **PLN2017-12716**
Location: 734 Valley Court, a 9,660 square foot lot, located at the cul-de-sac of Valley Court, APN: 293-24-040; property is zoned R1-6L Single Family.
Applicant/ Owner: Chun Chit Lam & Waner Gu
Request: **Architectural Review** to allow a 462 square foot first floor addition to the back of an existing 1,684 square foot two-story, residence with existing attached two-car garage, resulting in 2,146 square foot two-story home with four bedrooms, three and one-half bathrooms and existing two-car garage.
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
- 7.B. File No.(s):** **PLN2017-12695**
Location: 1753 Jones Avenue, a 5,610 square foot lot, located to the north of Benton Street, APN: 220-07-098; property is zoned R1-6L Single Family.
Applicant: Adolfo Martinez
Owner: James and Patricia Crouch
Request: **Architectural Review** for a 456 square foot addition to an existing 1,465 square foot three bedroom, one bathroom residence resulting in a 1,921 square foot four bedroom, two bathroom residence with a two-car garage.
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
- 7.C. File No.(s):** **PLN2016-11881 / CEQ2016-01015**
Location: 3023 Homestead Road, a 0.39 acre site located on the north side of Homestead Road approximately 70 feet west of Pepper Tree Lane; APN: 290-25-097; Project site is zoned PD (Planned Development).
Applicant / Owner: SCIH, LLC
Request: **Architectural Review** of a previously approved residential Planned Development consisting an existing two story historic house on site, and the construction of three additional two story houses, a detached garage, driveway and landscape improvements.
CEQA Determination: Mitigated Negative Declaration previously adopted on June 27, 2017
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.D. File No.(s):** **PLN2017-12701**
Location: 4919 Avenida De Los Arboles, an 8,829 square foot lot located approximately 100 feet north of the intersection of Avenida De Los Arboles and Avenida De Los Rosas, APN: 097-42-026; property is zoned Single-Family Residential (R1-6L).
Applicant: Francis Kun
Owner: Wilfrido Lapus
Request: **Architectural Review** of a 78 square foot rear addition and interior remodel to create a fourth bedroom and third bathroom for an existing

CEQA Determination: 1,847 square foot single-story residence with three bedrooms, two bathrooms, and a 476 square foot attached garage.
Project Planner: Categorical Exemption per CEQA Section 15301, Existing Facilities.
Staff Recommendation: Steve Le, Assistant Planner I
Approve, subject to conditions

7.E. File No.(s): **PLN2017-12736**
Location: 3495 Flora Vista Avenue, a 6,060 square foot lot located on the northeast corner of Flora Vista Avenue and Warburton Avenue, APN: 220-05-045; property is zoned Single-Family Residential (R1-6L).
Applicant: Helen Yang
Owner: Michael Nguyen
Request: **Architectural review** of an 18 square foot conversion of an existing porch and interior remodel to create a fourth bedroom and third bathroom, resulting in a 1,668 square foot residence with an existing garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities.
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8. PUBLIC HEARING ITEMS

8.A File No.(s): **PLN2017-12612**
Location: 943 Laurie Avenue, a 7,200 square foot lot, located on the north side of Laurie Avenue, APN: 101-22-032; property is zoned R1-6L Single Family.
Applicant: Lidia Collado
Owner: Emil Collado
Request: **Architectural review** of a 1,012 square foot two-story addition to an existing 1,670 square foot single-story residence resulting in three bedrooms and three bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: Continue for redesign.

8.B. File No.(s): **PLN2017-12656**
Location: 2594 Pebble Beach Drive, a 8,828 square foot lot located at the west side of Pebble Beach Drive, APN: 216-16-037; property is zoned R1-6L Single Family.
Applicant/ Owner: Guangling Wang
Request: **Architectural Review** to allow demolition of an existing 897 square foot three bedroom, one bath residence with 220 square foot attached one-car garage to allow construction of 3,082 square foot two-story home with five bedrooms and five bathrooms and a new 433 square foot two-car garage.
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

- 8.C. File No.(s):** **PLN2016-12188 / CEQ2017-01035**
Location: 3223 Kenneth Street, A 3 acre and located at southeast corner of Duane Avenue and Kenneth Street APN: 224-08-070; project site is zoned Light Industrial (ML).
Applicant: Richard Pedley, Richard Pedley Architect
Owner: John Simkiss III, Golden Cajun LLC
Request: Adoption of a **Mitigated Negative Declaration; Architectural Review** to allow the redevelopment of an existing 68,499 square foot warehouse building with minor exterior modification and a 949 square foot addition to allow the conversion into a data center.
CEQA Determination: Initial Study / Mitigated Negative Declaration
Project Planner: Elaheh Kerachian
Staff Recommendation: **Approve**, subject to conditions
- 8.D. File No.(s):** **PLN2016-12424**
Location: 2165 Laurel Drive, a 6,185 square foot lot, located to the north of Benton Street, APN: 290-11-051; property is zoned R1-6L Single Family.
Applicant: Sorin Comanescu
Owner: Yue Ma
Request: **Architectural review** of an interior remodel of an existing 1,780 square foot single-story residence with three bedrooms, three bathrooms and a 360 square foot detached two-car garage.
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.E. File No.(s):** **PLN2017-12706**
Location: 2294 Warburton Avenue, a 7,143 square foot lot, located west of Los Padres Boulevard, APN: 224-17-061; property is zoned R1-6L Single Family.
Applicant/Owner: Dan Fritschen
Request: **Architectural Review** to allow a 749 square foot first floor addition and a 1,340 square foot new second story to an existing 1,021 single-story, three bedroom, one bathroom, with attached two-car garage, resulting in a two-story residence with five bedrooms, three and a half bathrooms, and an attached two-car garage.
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

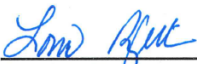
9. OTHER BUSINESS

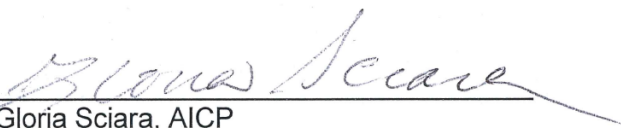
9.A. Committee Procedures and Staff Communications

- 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

Adjourn. The next regular Architectural Committee meeting will be held on Wednesday, August 30, 2017, at 7:00 p.m.

Prepared by: 
Lorna DeJillo
Office Specialist II

Approved: 
Gloria Sciara, AICP
Development Review Officer

Revised 7/27/17 – revision to item 8.E.