



## **MINUTES**

**Wednesday, August 2, 2017 – 7:00 P.M.**

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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; Elaheh Kerachian, Associate Planner.

Applicants, Owners and Public present:

<b>Item 7.A.</b>	<b>PLN2017-12716</b>	734 Valley Court: Chun Chit Lam (Alex), Owner.
<b>Item 7.B.</b>	<b>PLN2017-12695</b>	1753 Jones Avenue: N/A
<b>Item 7.C.</b>	<b>PLN2016-11881</b>	3023 Homestead Road: Chris Kummerer, Architect.
<b>Item 7.D.</b>	<b>PLN2017-12701</b>	4919 Avenida De Los Arboles: Wilfrido Lopus, Owner.
<b>Item 7.E.</b>	<b>PLN2017-12736</b>	3495 Flora Vista Avenue: N/A
<b>Item 8.A.</b>	<b>PLN2017-12612</b>	943 Laurie Avenue: N/A
<b>Item 8.B.</b>	<b>PLN2017-12656</b>	2594 Pebble Beach Drive: Julie Andersen, Neighbor.
<b>Item 8.C.</b>	<b>PLN2016-12188</b>	3223 Kenneth Street: Luke Graca, Owner; Rick Pedley, Architect.

**Item 8.D.**      **PLN2016-12424**      2165 Laurel Drive: Donna Marencia, Glorian Quigley, Lily Teixeira, Bob Ross, Neighbors.

**Item 8.E.**      **PLN2017-12706**      2294 Warburton Avenue: Dan Fritschen, Owner.

### **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.

**The Consent Calendar was approved in one motion.**

**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). Commissioner Mahan read into record all consent items.

<b>7.A. File No.(s):</b>	<b>PLN2017-12716</b>
<b>Location:</b>	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.
<b>Applicant/ Owner:</b>	Chun Chit Lam & Waner Gu
<b>Request:</b>	<b>Architectural Review</b> 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.
<b>CEQA Determination:</b>	Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
<b>Project Planner:</b>	Elaheh Kerachian
<b>Staff Recommendation:</b>	<b>Approve</b> , 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 1,847 square foot single-story residence with three bedrooms, two bathrooms, and a 476 square foot attached garage.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities.  
**Project Planner:** Steve Le, Assistant Planner I  
**Staff Recommendation:** **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

Gloria Sciara presented the project with recommendations to reduce roof pitch/height to below 25 feet. Subject to the reduced roof pitch and overall height, staff supports the proposal. There were no public comments. The committee agreed with the staff recommendations to reduce the roof pitch below 25 feet. The applicants agreed to lower the height of the roof.

**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) with the following condition:

- Reduce roof pitch and reduce overall height below 25 feet.

**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

Elaheh Kerachian presented the project with recommendations for approval. There were public comments regarding privacy, size of windows, and protection of the existing large cedar tree in front of the house. 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 conditions:

- 1) All the second-floor side-facing bathroom windows shall be frosted windows to address neighbors' privacy concerns.
- 2) The roof material shall be changed to flat concrete tile material.
- 3) Wood MDF window trim shall be used instead of foam moldings.
- 4) Earth tone colors shall be used for exterior paint colors. A material color palette shall be provided as part of the building permit submittal.
- 5) The existing trees at the project site and at the adjacent neighbors shall be maintained during the construction.
- 6) The porch roof design shall be changed from an arch to a square shape opening.
- 7) New trees will be planted not exceeding the height of the two story property line to limit visibility of second floor egress windows visible to the public streets.

**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

Ela 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) with the following condition:

- 1) Landscape Plan (sheet L1.0) shall be revised by the applicant and reviewed by staff based on the following Planning Department comments prior to any landscape removal approval. Replacement trees shall be shown based on the tree replacement ratio mentioned in the 'Points of Consideration' section of the staff report. Trees shall be proposed within the 4' landscape strip along Kenneth Street and high shrubs along Duane Avenue.

**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

Gloria Sciara presented the project with recommendations for approval. There were several public comments.

A resident who has lived in the neighborhood for over 50 years expressed concern that the expansion of the home will set a precedent for converting single family dwellings to apartment buildings, duplexes and rental housing. The owner commented that he didn't know the zoning or building codes of the neighborhood and advised that the family will soon be moving back into the house and it will be used as a single family home. Staff advised the Committee that referral before them is a code violation and that the home was converted into three separate dwelling units without City approval or permission is violation of the zoning code.

The Architectural Committee directed the applicant to revise the plans so that the single family house conforms to its original floorplan and layout before any illegal additions were made. These revisions must include removal of the third bathroom that was built without Planning or Building permits as well as the kitchenette that needs to be reverted back to the mudroom/laundry room in line with the original layout. Additionally, any other changes identified on the correction notice (CRN2016-00226) need to be shown on the plan set, such as removal of the exterior door that was installed at the rear portion of the house and removal of the patio cover as well as the plumbing and electrical that were added outside on the side of the garage. Any future changes to the structure would return to the Architectural Committee for any new approvals before construction begins.

**Motion/Action:** Motion was made by Planning Commissioner Raj Chahal and seconded by Planning Commissioner Michael O'Halloran to revise the plan set in accordance with the correction notice and be submitted to the Planning Department for approval at staff level. Motion agreed (3-0-0-0).

**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

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 conditions:

- That the east elevation, 2<sup>nd</sup> floor to use clear story windows.
- Committee recommended that Crepe Myrtle or Red Cedar trees be planted to screen for privacy on the east elevation.

**9. OTHER BUSINESS**

**9.A. Committee Procedures and Staff Communications**

- Announcements/Other Items**
- Report of the Liaison from the Community Development Department**
- Committee/Board Liaison and Committee Reports**
- Committee Activities**
- Upcoming Agenda Items**

**10. ADJOURNMENT**

The meeting adjourned at 9:00 PM. The next regular Architectural Committee meeting will be held on Wednesday, August 30, 2017, at 7:00 PM.

Prepared by: *Gloria Sciara*  
Gloria Sciara, AICP  
Development Review Officer

Approved: *Andrew Crabtree*  
Andrew Crabtree  
Director of Community Development