



MINUTES

Wednesday, May 16,2018 – 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 Teresa O'Neill, Planning Commissioner Yuki Ikezi, and Planning Commissioner Suds Jain.

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

Applicants, Owners and Public present:

Item 7.A. PLN2018- 13162	647 Hubbard Avenue: Yuguan Tian, Owner
Item 7.B. PLN2018-13226	1640 Eberhard Street: Derek Liu, Applicant
Item 7.C. PLN2018-13170	3716 Hillsdale Court: Ramesh Chuklee, Owner
Item 7.D. PLN2018- 13180	3145 Atherton Drive: N/A
Item 8.A. PLN2018-13089	3191 Pruneridge Avenue: N/A
Item 8.B. PLN2018-13110	3425 Cecil Avenue: QinJiang Beal, Owner
Item 8.C. PLN2018-13174	773 Frederick Avenue: Gerri-Lynn Davis, 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.

Motion/Action: Motion to approve items, 7.A, 7.C, and 7.D on the Consent Calendar was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0).

- Item 7.B. was pulled for discussion.

7.A. File No.(s):	PLN2018- 13162
Location:	647 Hubbard Avenue , a 5,985 square foot lot on the northeast side of Melody Lane and Hubbard Avenue, APN: 316-08-012; project site is zoned Single Family (R1-6L).
Applicant:	Guanguheng Wans
Owner:	Yuquan Tian
Request:	Architectural review for interior remodel and conversion of an existing 460 square foot two-car garage in an existing 1,508 square foot one-story three bedroom two bathroom single family residence resulting in a four bedroom three bathroom one-story single family residence with a new 400 square foot two-car carport.
CEQA Determination:	Categorical exemption 15301, Existing Facilities
Project Planner:	Nimisha Agrawal, Assistant Planner I
Staff Recommendation:	Approve , subject to conditions

7.B. File No.(s): **PLN2018-13226**
Location: **1640 Eberhard Street**, a 6,270 square foot lot **on** the west side of Eberhard Street approximately 145 feet north of Bray Avenue, APN: 224-17-022; property is zoned Single Family Residential (R1-6L).
Applicant: Derek Liu
Owner: Anita Shah
Request: **Architectural review** of a 919 square foot addition at the rear of an existing 1,036 square foot three bedroom and one bathroom single story residence with a 432 square foot attached two-car garage resulting in a 1,955 square foot four bedroom three bathroom residence with attached two-car garage to remain. Project includes the demolition of an attached covered patio at the rear of the residence and two accessory structures in the rear yard totaling 829 square feet.
CEQA Determination: Categorical exemption 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project. There were no public comments. The committee had a question regarding a rear window on the new addition. The project was recommended for approval.

Motion/Action: Motion to approve the project was made by Planning Commissioner Ikezi, seconded by Planning Commissioner Jain and unanimously approved by the Architectural Committee (3-0-0-0).

7.C. File No.(s): **PLN2018-13170**
Location: **3716 Hillsdale Court**, a 6,820 square foot property, located west of Hillsdale Avenue and north of Pruneridge Avenue. APN: 316-11-062; property is zoned Single Family (R1-6L)
Applicant: Ramin Zohour, Professional Engineers
Owner: Ramesh Chukka
Request: **Architectural Review** of a 752 square foot first floor addition to an existing 1,150 square foot three bedroom, two bathroom single family residence with a two car garage, a 60 square foot open front porch and a 136 square foot rear covered patio, resulting in a 1,902 square foot four bedroom three bathroom single family residence with a two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Anna McGill, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.D. File No.(s): **PLN2018- 13180**
Location: **3145 Atherton Drive**, a 5,491 square foot lot located about 190 feet east of Cronin Drive and Atherton Drive intersection, APN: 296-09-023; property is zoned Single Family (R1-6L)
Applicant: Michael Liu
Owner: Michael Liu
Request: **Extension of previous Architectural Review** (PLN2016-11855, approved at AC on June 29, 2016) for a 264 square foot first floor addition and a new 1,218 square foot second-story addition to an existing 1,445 square foot single family home with three bedrooms and two bathrooms, resulting in a 2,927 square foot two-story home with five bedrooms and

three bathrooms. Project includes a further 31 square foot addition on second floor from the last approval.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2018-13089**
Location: **3191 Pruneridge Avenue**, a 6,900 square foot lot on the north side of Pruneridge Avenue, approximately 150 feet west of Radcliffe Drive, APN: 293-14-049; project site is zoned Single Family (R1-6L).
Applicant: Seema Mittal, Perspective Design
Owner: Vivek Khandelwal
Request: **Architectural Review** of a 555 square foot front and rear addition to an existing 1,745 square foot three bedroom, two bathroom, single family home with a two-car garage, resulting in a 2,300 square foot single family residence with five bedrooms, four bathrooms, and an existing 460 square foot two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. The committee did express a concern regarding sufficient parking for a five bedroom residence. Architect mentioned modern porch cover and trellis would be metal.

Motion/Action: Motion to approve was made by Planning Commissioner Jain, seconded by Planning Commissioner Ikezi and unanimously approved by the Architectural Committee (3-0-0-0) with the following conditions for approval:

- The two car garage shall remain open and accessible for two parking spaces at all times.
- An addition of a street tree to be planted prior to final inspection.

8.B. File No.(s): **PLN2018-13110**
Location: **3425 Cecil Avenue**, a 10,438 square foot property, located northwest corner of Cecil Avenue and Tyler Avenue; APN: 303-20-039; property is zoned Single Family (R1-6L)
Applicant: Qinjiang (Jane) Beal
Owner: Qinjiang (Jane) Beal; Lee Eliseian
Request: **Architectural Review** of a 1,759 square foot first floor addition to an existing 1,118 square foot three bedroom, one bathroom single family residence with a 395 square foot two car garage, a 70 square foot front porch and a 89 square foot breezeway, resulting in a 2,877 square foot four bedroom three and half bathroom single family residence with existing 395 square foot two car garage, a 136 square foot front porch and a 31 square foot rear covered porch.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Nimisha Agrawal presented the project with recommendations for approval. The committee did express some concerns regarding the carport and neighborhood compatibility. A neighbor expressed concerns regarding proximity of the porch addition to a Magnolia tree. Applicant proposed a total of 3 trees on property.

Motion/Action: Motion to approve was made by Planning Commissioner Jain, seconded by Planning Commissioner Ikezi and unanimously approved by the Architectural Committee (3-0-0-0) subject to the following condition:

- Plant shrubs in front of fence along Cecil Avenue.

8.C. File No.(s): **PLN2018-13174**
Location: **773 Frederick Avenue**, a 6,900 square foot property, located at the east side of Frederick Avenue; APN: 269-25-027; property is zoned Single Family (R1-6L)
Applicant: Gerri-Lynn Davis
Owner: Gerri-Lynn Davis
Request: **Architectural Review** to allow a 237 square foot first floor addition and 561 square foot second floor addition to an existing 1,718 square foot one-story, three-bedroom and two-bathroom residence with an existing detached 386 square foot two-car garage and a 264 square foot storage and an existing storage and utility room in the basement, resulting in 2,516 square foot two-story four-bedroom and three-bathroom residence with an existing garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
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 landscape requirement was removed. The committee did not express any concerns.

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

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- Discussion and recommendations regarding conditions of approval, shall be consistent, unless special additions are needed. Also, to provide reports that show background for previous approval(s), and indicate changes on plans from previous project approvals.
- Discussion regarding Catalina Development. What suggestions has consulting Architect consultant made? How many projects will be presented this year? Staff responded that we will get back to committee members with findings at a later date.

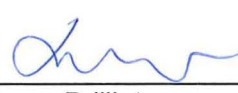
9.B.

- 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 7:50 p.m. The next regular Architectural Committee meeting will be held on Wednesday, June 6, 2018 at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager

I:\PLANNING\2018\VAC 2018\05.16.2018\VAC MINUTES.DOC