



MINUTES

Wednesday, June 6, 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 7:03 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, Ela Kerachian, Associate Planner and Nimisha Agrawal, Assistant Planner.

Applicants, Owners and Public present:

Item 7.A. PLN2018-13228	2651 Barcells Avenues: N/A
Item 8.A. PLN2018-13152	529 Chapman Court: Alejandra Rapsis, Shellie Barber and Laren Barber; Aristides Pagan, Neighbor
Item 8.B. PLN2018-13238	437 Montclair Drive: Kevin and Jeanne Tse, Owners; Ode Tani and Rashmi Singh, Timeline Design
Item 8.C. PLN2017-12686	3045 Stender Way: Rob Dean, Mike Durham, Erick Bromfield, Coresite; Tiemo Mehner, DCM Designs
Item 8.D. PLN2017-13000	2326 Quinn Avenue: Serguei Belov and Irina Calperina; Jeremy Dalton, Designer

Item 8.E. PLN2018-13251

2133 Santa Cruz Avenue: Applicants, Owners and Public

Item 8.F. PLN2018-13206

2287 Dolores 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.

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

7.A	File No.(s):	PLN2018-13228
	Location:	2651 Barcells Avenue , a 5,500 square foot lot south of Homestead Road and west of Layton Street; APN: 294-18-011; property is zoned Single Family Residential (R1-6L).
	Applicant/Owner:	Mahesh Shankar
	Request:	Architectural Review of a 208 square foot addition to an existing 1,296 three bedroom two bathroom single family residence resulting in a 1,504 square foot four bedroom two bathroom single family residence with a 486 square foot two car garage.
	CEQA Determination:	Categorical exemption per Section 15301, Existing Facilities
	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 Jain seconded by Planning Commissioner Ikezi and unanimously approved by the Architectural Committee (3-0-0-0).

8. PUBLIC HEARING ITEMS

8.A File No.(s): **PLN2018-13152**
Location: **529 Chapman Court**, 4,332 square foot lot on the north side of Chapman Court approximately 160 feet west of The Alameda; APN: 230-17-006; property is zoned Single Family Residential (R1-6L).
Applicant/Owner: Antonio Bunting
Request: **Architectural Review** of a first floor remodel and demolition of 102 square feet of living area to a 1,405 square foot (inclusive of front porch) three bedroom and two bathroom single family residence and construction of a 810 square foot second story addition resulting in a 2,113 square foot four bedroom, three bathroom home. The project includes a 71 square foot expansion of the existing 356 square foot detached garage at the rear of the property.
CEQA Determination: Categorical exemption per Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara gave a presentation regarding the prior review by the Historical and Landmarks Commission and neighbor's response to the proposal for a 2nd story addition in a predominantly one-story neighborhood. Staff noted that the Historical and Landmarks Commission recommended redesign and expressed concern that the large two-story addition could negatively impact a neighborhood that is a potentially eligible historic neighborhood. Ms. Sciara noted that in light of the comments received by the neighborhood, and the Historical and Landmarks Commission the staff recommendation has been revised to include substantial reduction in the size of the second-story and for that reason the staff recommended redesign at the meeting.

Several neighbors spoke in opposition to the current proposal. Comments made by the residents included the unique and uniform style of homes on the block should be considered historically significant; the proposal is for a high density residential use; the impacts to privacy on adjoining properties and those to the rear of the subject property since the lots are small (4,500 ft.); the house is overbuilt for the size of the lot; the uniqueness of the neighborhood and it is located in the Old Quad. Other comments included the concern about converting historic homes to 2 stories and losing the character of the neighborhood. Mr. Bunting, the applicant, showed a previously approved two-story home on the block. Staff indicated that the structure was built prior to the adoption of the City's Single-Family and Duplex Design Guidelines. Residents mentioned that the existing two-story home in the neighborhood was not well designed and did not enhance the neighborhood. Neighbors also expressed concern about the lack of parking on the street due to the narrow width of the lots and the street and that another rental property will increase parking problems.

In response to questions about student housing, noise and garbage in the neighborhood, the applicant rebutted that the University and the Police are making inroads in gaining compliance from students who live within the neighborhood. Discussion also ensued about who could occupy dwelling, Councilmember O'Neill indicated that the City has a limited ability to restrict any type of residence that constitute a single housing unit. Commissioner Jain discussed parking issues and noise and was concerned that quality of life may be impacted. Commissioner O'Neill noted that the lot is very small, the floor area ratio is considerable; indicated that the neighborhood on Chapman was very unique; and given the small lots did not support a two-story home for this property. Planning Commissioner Jain indicated that additional advice from the Historical and

Landmarks Commission would be helpful and requested that they provide more input on the redesign. Staff indicated that another approach would be to have the redesign, once completed, reviewed with the neighbors prior to returning to the Architectural Committee. The Committee indicated support for this process.

Motion was made by Planning Commissioner Jain to recommend redesign and that the revised drawing return to the Historical and Landmarks Commission and reviewed with the neighborhood prior to returning to the Architectural Committee. Councilmember O'Neill indicated that she felt that the revisions could be done without returning to the Historical and Landmarks Commission to avoid slowing down the process but did support reviewing the proposal with staff and the neighbors prior to returning to the Architectural Committee.

Motion/Action: Motion to continue the item for redesign and that the revised drawing return to the Historical and Landmarks Commission and reviewed with the neighborhood prior to returning to the Architectural Committee was made by Planning Commissioner Ikezi, seconded by Planning Commissioner Jain. The vote was 2-1-0 in favor of the motion with Council Member Teresa O'Neill dissenting due to the extended time added to the project review having to return to the Historical and Landmarks Commission.

8.B. File No.(s): **PLN2018-13238**
Location: **437 Montclair Drive**, a 6,229 square foot lot located on the east side of Montclair Drive approximately 90 feet south of Daniel Way, APN: 316-15-056; property is zoned Single Family Residential (R1-6L)
Applicant: Shlomi Cespi, Timeline Design
Owner: Kevin and Jeanne Tse
Request: **Architectural Review** to allow demolition of an existing 1,825 square foot three bedroom, two bathroom, one-story single family residence with an attached 494 square foot two-car garage to construct a 2,066 square foot three bedroom, three bathroom one-story single family residence with an attached 422 square foot two-car garage
CEQA Determination: Categorical exemption per 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 recommendations for approval. The dark blue color and pitch of the energy efficient roof was discussed and deemed acceptable. There were no public comments. The Committee expressed support.

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

- An addition of a street tree to be planted at front of property if feasible.

8.C. File No.(s): **PLN2017-12686**
Location: **3045 Stender Way**, approximately 2 acre lot located at the north east intersection of Stender Way and Coronado Drive; APN: 216-29-084; property is zoned Light Industrial (ML).
Applicant: Tiemo Mehner, DCM Designs
Owner: Coresite
Request: **Adoption of a Mitigated Negative Declaration (MND); Architectural Review** for new 4-story 175,670 square foot data center building with rooftop mechanical equipment. The project includes demolition of the existing single-story building.

CEQA Determination: IS/MND
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Nimisha Agrawal presented the project with recommendations for approval. Nimisha explained the Mitigated Negative Declaration (MND), the Mitigated Monitoring and Report Program (MMRP), the response to comments and addressed environmental impacts of the project. There was discussion regarding proposed parking ratio. A Zoning Administrator approval will be granted for height. There were no public comments. The committee did not express any concerns.

Motion/Action: Motion to approve the Mitigated Negative Declaration (MND), the Mitigated Monitoring Report Program (MMRP) and the project as presented, was made by Planning Commissioner Ikezi, seconded by Planning Commissioner Jain and unanimously approved by the Architectural Committee (3-0-0-0).

8.D. File No.(s): **PLN2017-13000**
Location: **2326 Quinn Avenue**, a 9,610 square foot lot, located at the west side of Quinn Avenue, APN: 216-13-052; property is zoned Single Family (R1-6L)
Applicant: Marcus D Design
Owner: Redwood Trail, LLC
Request: **Architectural review** of the proposed demolition of an existing 1,749 square foot, three bedroom, two-bathroom, one-story single family residence, and the replacement construction of a new two-story 3,112 square foot five-bedroom, five-bathroom, single family home with a 499 square-foot attached two car garage. Previously reviewed and continued for redesign from the Architectural Committee meeting on February 21st and April 18th, 2018
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, 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 Ikezi, seconded by Planning Commissioner Jain and unanimously approved by the Architectural Committee (3-0-0-0).

8.E. File No.(s): **PLN2018-13251**
Location: **2133 Santa Cruz Avenue**, a 5,025 square foot lot, located on the east side of Santa Cruz Avenue, 310 feet north of Cabrillo Avenue, APN: 220-24-043; property is zoned Single Family (R1-6L).
Applicant: Future Vision Remodeling
Owner: Nicole Truesdale
Request: **Architectural review** of 342 square foot ground floor addition and 1,131 square foot second story addition to an existing three bedroom and two bathroom, 1,478 square foot single family residence, resulting in a 2,951 square foot, five bedroom and three and one-half bathroom single family residence including an existing attached 400 square-foot two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, AICP, Associate Planner

Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. There were no public comments. There was discussion about the elevation of the side facing windows and the owner agreed to elevate all side windows a minimum of 5' feet above finished floor, consistent with the City's Single Family Design Guidelines.

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

- Carry over siding on second floor side elevation extending 50% of the length of the side elevations.

8.F. File No.(s): **PLN2018-13206**
Location: **2287 Dolores Avenue**, a 6,629 square foot property, located at the north side of Dolores Avenue; APN: 303-07-002; property is zoned Single Family (R1-6L).
Applicant: Dan Fritschen
Owner: Dan Fritschen
Request: **Architectural Review** to allow a 1,034 square foot first floor addition and 84 square foot second floor addition to an existing 1,381 square foot two-story, four-bedroom and two-bathroom residence with an existing attached 301 square foot one-car garage with 133 square foot storage, resulting in 2,499 square foot two-story four-bedroom and two and half bathroom residence with a 434 square foot two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Elaheh Kerachian, Associate Planner
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 Ikezi, seconded by Planning Commissioner Jain and unanimously approved by the Architectural Committee (3-0-0-0).

9. OTHER BUSINESS

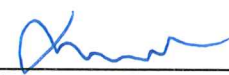
9.A. Committee Procedures and Staff Communications

- i. **Announcements/Other Items**
- 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 9:25 p.m. The next Architectural Committee meeting will be held on Wednesday, July 18, 2018, at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager