



AGENDA

Wednesday, August 15, 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

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):** **PLN2018-13359**
Location: **689 Cupples Court**, a 5,301 square-foot lot, located on the east side of Cupples Court; APN: 294-22-013; property is zoned Single Family Residential (R1-6L).
Applicant: **Megan Matthews**
Owner: **Mahmoud Elsayed and Nanette Dumas**
Request: **Architectural Review** of a 333 square-foot rear addition to an existing 1,776 square-foot three bedroom, two bathroom residence resulting in a 2,109 square-foot four bedroom, three bathroom residence with an existing two car attached garage to remain.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.B. File No.(s):** **PLN2018-13391**
Location: **112 Bel Ayre Drive**, a 9,750 square-foot lot, located on the east side of Bel Ayre Drive; APN: 303-21-026; property is zoned Single Family Residential (R1-6L).
Applicant: **Done Right Remodeling**
Owner: **Regina Zweers**
Request: **Architectural Review** to allow the conversion of an existing 182 square-foot covered patio to a bedroom, resulting in a 1,742 square-foot five bedroom, one bathroom residence with an existing detached two car garage to remain.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.C. File No.(s):** **PLN2018-13393**
Location: **1826 Bowers Avenue**, a 6,327 square-foot lot, located on the west side of Bowers Avenue, approximately 125 feet north of Warburton Avenue; APN: 220-30-062; property is zoned Single Family Residential (R1-6L).
Applicant/Owner: **Frank Carbajal**
Request: **Architectural Review** of the proposed replacement of a rear patio cover with a new outdoor second floor patio deck with ADA compliant lift and new sliding glass door to existing second floor living room.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2018-13120**
Location: **1021 Waterbird Way**, a 12,860 square-foot property, located on the northeast corner of the intersection of Benton Street and Waterbird Way; APN: 313-17-024; property is zoned Single Family Residential (R1-6L).
Applicant: **Leo Li**
Owner: **Jingjuan Tang**
Request: **Architectural Review** of the demolition of an existing 1,568 square-foot single story residence and construction of a new two-story 4,353 square-foot main residence with 5 bedrooms and 5 and a half bathrooms, plus a 564 square-foot first floor attached accessory unit.
CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Continue to September 19, 2018 meeting.**
- 8.B. File No.(s):** **PLN2018-13429**
Location: **1900 Warburton Avenue**, a 0.55 acre project site comprised of one parcel on the south side of Warburton Avenue between Scott Boulevard and Civic Center Drive; APN: 224-20-027; property is zoned Planned Development (PD).
Applicant/Owner: **Samir Sharma**
Request: **Architectural Review** for a previously approved 12 unit townhouse development.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2018-13304**
Location: **1669 Lexington Street**, a 7,113 square-foot property, located on the north side of the intersection of Lexington Street and Winchester Boulevard; APN: 269-19-055; property is zoned Single Family Residential (R1-6L).
Applicant: **Georgiy Novitskiy**
Owner: **Yu Jin**
Request: **Architectural Review** to allow a 442 square-foot first floor and 693 square-foot second floor area addition to an existing one bedroom, one bathroom 955 square-foot single family residence resulting in a four bedroom three and a half bathroom, 2,094 square-foot two-story residence with a 466 square-foot existing garage to remain.
CEQA Determination: Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Continue for redesign**

- 8.D. **File No.(s):** **PLN2018-13325**
Location: **1590 Newhall Street**, a 8,750 square-foot property, located at the southeast corner of Newhall Street and Alviso Street; APN: 274-01-001; property is zoned Single Family Residential (R1-6L).
Applicant/Owner: **Van Thi Huynh**
Request: **Architectural Review** of a significant remodel of a 1,464 square-foot addition to an existing 1,068 square-foot three bedroom, one bathroom residence resulting in a 2,062 square-foot four bedroom, three bathroom residence and a new 470 square-foot attached one bedroom accessory dwelling with an existing 368 square-foot two car detached garage.
CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Elaheh Kerachian, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.E. **File No.(s):** **PLN2018-13236**
Location: **3148 Atherton Drive**, a 6,000 square-foot lot located on the south side of Atherton Drive; APN: 296-10-072; property is zoned Single-Family Residential (R1-6L)
Applicant: **Sy-Cheng Tsai**
Owner: **Ying Wu**
Request: **Architectural Review** of an attached garage conversion to a 445 square-foot one bedroom accessory dwelling unit and a new second story addition to the existing residence to create a 3,329 square-foot two-story house with four bedrooms, a study, and three and a half bathrooms, with no covered parking as allowed per the Single Family Residential (R1-6L) zoning code.
CEQA Determination: Categorically Exempt per CEQA Section 15303 – New Construction or Conversion of Small Structures
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 8.F. **File No.(s):** **SCH#2015032076, CEQ2015-01188, PLN2017-12489, PLN20157-12574, PLN2017-12575, PLN2017-12837**
Location: **575 Benton Street**, a 5.75-acre project site located at the corner of Benton Street and El Camino Real and consists of 12 parcels which include APNs: 230-07-002, -004, -009, -010, -013, -029, -031, -034, -038, -053, -059, -060 and a public right of way area, all together totaling 5.75 acres.
Applicant/Owner: **Prometheus Real Estate Group**
Request: **Architectural Review** of a previously approved residential/mixed use development comprised of up to 355 apartment units including 8 live-work units with 19,985 square-foot of retail space and potentially an additional 2,364 square-foot of commercial space within 8 live-work units.
CEQA Determination: Addendum #1 to the Final Environmental Impact Report (FEIR) for the Mission Town Center Project
Project Planner: Elaheh Kerachian, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

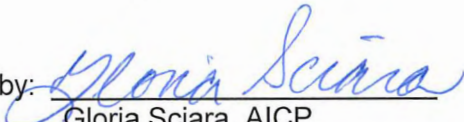
9. OTHER BUSINESS

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 29, at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager