



AGENDA

Wednesday, September 19, 2018, 6:00 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): **PLN2018-13491**
Location: **3216 San Juan Avenue**, a 5,990 square-foot parcel located on the south side of San Juan Avenue, APN: 220-22-035; property is zoned Single Family Residential (R1-6L).
Applicant: Dan Fritschen
Owner: Dan Fritschen
Request: **Architectural Review** of a 33 square foot front porch addition and 850 square foot rear addition to an existing 1,095 square foot single-story residence with three bedrooms, two bathrooms, and an attached 370 square foot two-car garage resulting to a 1,945 square foot single-story residence with four bedrooms, three bathrooms, and the existing attached garage.
CEQA Determination: Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures.
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.B. File No.(s): **PLN2018-13461**
Location: **315 Los Padres Boulevard**, a 5,700 square lot, located on east side of Los Padres Boulevard, approximately 400 feet north of Pruneridge Ave, APN: 303-04-051; property is zoned Single Family Residential (R1-6L).
Applicant: Siu-Ling Slaton from slcdesign
Owner: Kelley McRobbie
Request: **Architectural Review** to allow a 159 square foot first floor and 699 square foot second floor addition to an existing three bedroom, two bathroom 1,159 square foot single family residence resulting in a potential for five bedroom, three bathroom, 2,017 square foot two-story residence with a 444 square foot existing garage to remain.
CEQA Determination: Categorically Exempt per CEQA Section 15303 – New Construction or Conversion of Small Structures
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2018-13301**
Location: **1653 Fremont Street**, a 6,573 square-foot parcel located on the north side of Fremont Street, between Lincoln Street and Pierce Street, APN: 269-12-017; property is zoned Single Family Residential (R1-6L).
Applicant: Frank M. Correia
Owner: Jeannie Stewart
Request: **Architectural Review** to convert the existing 660 square foot one bedroom residence to an accessory dwelling unit and move the 896 square foot two-bedroom house to the subject property to be used as the primary residence.
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.B. File No.:** **PLN2018-13482**
Location: **2624 Maplewood Lane**; a 9,000 square foot lot, located on the south side of Maplewood Lane, approximately 200 feet east of Tanoak Drive; APN 294-29-015; property is zoned Single Family, Larger Lot Area (R1-8L).
Applicant: Nadia Pichko, Bolt Design Studio
Owner: Aaron Graham
Request: **Architectural Review** of 196 square foot front porch and first floor living area expansion and 1,076 square foot second story addition to a 2,139 square foot four bedroom and two and one-half bathroom single-family residence with 521 square feet attached two-car garage. Project construction will result in a five bedroom and three and one-half bathroom single-family home.
CEQA Determination: Categorical exemption per Section 15301, Existing Facilities
Project Planner: Debby Fernandez, 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 449 square-foot first floor and 438 square-foot second floor area attic conversion addition to an existing one bedroom, one bathroom 955 square-foot single family residence resulting in a four bedroom, four bathroom, 2,026 square-foot two-story residence with a 466 square-foot existing garage to remain. Continued from the Architectural Committee meeting of 8/15/2018 for redesign.
CEQA Determination: Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.D. File No. (s):** **PLN2018-13321**
Location: **2847 Sycamore Way**, a 7,405 square foot property, located on the north side of Sycamore Way, 175 square feet east of Birch Avenue; APN: 293-22-062; property is zoned Single Family (R1-6L).
Applicant: Kaely Yoon / Creative Idea Inc.
Owner: Linda Jeon
Request: **Architectural Review** of a 500 square foot first floor addition to an existing 1,882 square foot three bedroom, three and a half bathroom two-story home with an existing 396 square foot two-car garage resulting in a 2,332 square foot four bedroom, four and a half bathroom two-story home with an attached 445 square foot two car garage. Continued from the Architectural Committee Meeting from 8/29/2018 for redesign.
CEQA Determination: Categorical exemption per Section 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

8.E. File No.(s): **PLN2018-13353 and CEQ2018-01053**
Location: **2200 Lawson Lane**, a 7.55 acre project site bounded by Lawson Lane to the west and east, Central Expressway to the south and San Tomas Expressway to the west; APN224-44-024; property is zoned Planned Development (PD).
Applicant: John Duquette, Arc Tec, Inc.
Owner: The Sobrato Organization
Request: **Architectural Review** of a modified development proposal to construct a five-story 244,655 square foot office building, a two-story 19,175 square foot amenity building, parking structure with two subgrade levels and six above grade levels, surface parking (979 total parking spaces) and site landscaping as part of Phase 2 of the Lawson Lane Office Development Phase. Project includes a Modification to increase building area of the amenity building and height of the parking garage. *Approved Project allows for development of a five-story 306,900 square foot office building, two-story 17,158 square foot commons building, four-story parking structure, surface parking (1,126 total parking spaces), and site landscaping on the West Campus.*
CEQA Determination: Addendum to Mitigated Negative Declaration
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.F. File No.(s): **PLN2018-13297**
Location: **2600 Homestead Road**, an approximate 13,800 square foot lot located at the southwest corner of Homestead Road and Layton Street; APN: 294-18-036; property is zoned Community Commercial (CC).
Applicant: Alicia Maldonado, Marks Architecture
Owner: Kumar Management Corp.
Request: **Architectural Review** of exterior design alterations to an existing 2,107 square foot commercial building (Taco Bell restaurant).
CEQA Determination: Categorical exemption per Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **No Recommendation**

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, October 3, 2018, at 6:00 p.m.

Prepared by: 
 Gloria Sciarra, AICP
 Development Review Officer

Approved: 
 Reena Brilliot
 Planning Manager