



AGENDA

Wednesday, February 6, 2019 – 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):** **PLN2019-13684**
Location: **711 Clyde Avenue**, a 7,342 square foot lot located on the west side of the intersection of De La Cruz Boulevard and Clyde Avenue; APN: 101-23-001; property is zoned Single Family Residential (R1-6L)
Applicant: Sonny Ayson
Owner: Sonny Ayson
Request: **Architectural Review** of a 498 sq. ft. addition to an existing 3 bedroom and 2 bathrooms resulting in a 5 bedroom and 3 bathroom of 2,318 sq. ft. residence with existing attached two car garage to remain.
CEQA Determination: Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Tiffany Vien, Assistant Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.B. File No.(s):** **PLN2018-13683**
Location: **2459 Moraine Drive**, a 5,504 square foot lot located on the east side of Moraine Drive, approximately 450 feet north of Chromite Drive, APN: 216-19-008; property is zoned Single Family Residential (R1-6L)
Applicant: Oscar Tenorio / Ernie Yoshio, Architect
Owner: Neftali Alberto, President, Area X Inc.
Request: **Demolition** of existing single-story three bedroom and one bathroom, 1,300 square foot home, with a 250 square foot attached garage; and **Architectural Review** of a new single-story three bedroom and two bathroom 1,734 square foot home, with a 424 square foot attached garage.
CEQA Determination: Categorical Exemption per Section 15301(i)(1), Existing Facilities, Demolition of single-family residence; and Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.C. File No.(s):** **PLN2019-13685**
Location: **3679 De La Cruz Boulevard**, a 6,100 square foot lot located on the east side of De La Cruz Boulevard, approximately 130 feet south of Greenwood Drive, APN: 104-14-002; property is zoned Single Family Residential (R1-6L)
Applicant/Owner: Mark Wagner
Request: **Architectural Review** of the proposed remodel of an existing single-story three bedroom and two bathroom, 1,555 square foot home, resulting in a 1,818 square foot single-story four bedroom and three bathroom home, with an existing 405 square foot attached garage.
CEQA Determination: Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.D. File No.(s):** **PLN2019-13701**
Location: **2354 Fatjo Place**, a 5,940 square foot lot located on the south side of Fatjo Place, approximately 400 feet west of Las Padres Boulevard, APN: 224-13-066; property is zoned Single Family Residential (R1-6L)
Applicant: Matt Liu, T C Home Design

Owner: Linfeng Shi
Request: **Architectural Review** of the proposed remodel of an existing single-story three bedroom and one bathroom, 1,369 square foot home, resulting in a 1,753 square foot single-story four bedroom and three bathroom home, with an existing 431 square foot attached garage
CEQA Determination: Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures.
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.E. File No.(s): **PLN2018-13669**
Location: **139 Michael Way**, a 6,353 square foot lot on the east side of Michael Way between Mauricia Avenue and McKinley Drive; APN: 296-15-032; property is zoned Single Family Residential (R1-6L).
Applicant: Maziar Motamedi
Owner: Ye Tian
Request: **Architecture Review** to allow an 810 square foot addition and a new 36 square foot front porch to an existing 3 bedroom 2 bathroom 1,284 square foot residence resulting in a 4 bedroom 3.5 bathroom 2,094 square foot one-story residence with an existing 400 square foot garage to remain.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.F. File No.(s): **PLN2018-13679**
Location: **653 Laurie Avenue**, a 6,200 square foot lot on the west side of Laurie Avenue approximately 290 feet south of Clyde Avenue; APN: 101-23-043; property is zoned Single Family Residential (R1-6L)
Applicant/Owner: Florencio Alvarez
Request: **Architectural Review** of a 443 square foot rear addition to an existing 1,486 square foot four bedroom and 2 bathroom residence with a 443 square foot attached garage to remain; resulting in a 1,929 square foot five bedroom three bathroom residence.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Debby Fernandez
Staff Recommendation: **Approve**, subject to conditions

7.G. File No.(s): **PLN2018-13645**
Location: **2349 Menzel Place**, a 6,600 square foot lot located on the south side of Menzel Place, approximately 275 feet east of Los Padres Boulevard, APN:224-12-024; property is zoned Single Family Residential (R1-6L)
Applicant: Ryan Morris, Architect
Owner: David and Daisy Rutstein
Request: **Architectural Review** of the proposed remodel of an existing single-story three bedroom and two bathroom, 1,821 square foot home, resulting in a 2,583 square foot two-story five bedroom and four bathroom home, with an existing 489 square foot detached garage
CEQA Determination: Categorical Exemption per 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):** **PLN2018-13564, PLN2018-13618 and CEQ2018-01062** (Related Files: PLN2016-12246, PLN2016-12502 and CEQ2016-01023)
- Location:** **651, 725 and 825 Mathew Street**, a 8.97 acres on the north side of Mathew Street, 300 feet east of Lafayette Street; APNs: 224-40-001,-002, and -011. Property is zoned Heavy Industrial (MH)
- Applicant:** Sam Huckaby, Vantage Data Centers / Michael Stoner, Lake Street Consulting
- Owner:** Habib Zakerani, Mathew Realty Investment, LLC, Mathew Property I LLC, Mathew Property II, LLC, and Mathew Property III, LLC
- Request:** **Consider a Mitigated Negative Declaration (MND)** prepared for the project by the California Energy Commission and **adopt a Mitigation Monitoring and Reporting Program;** and **Architectural review** to allow the development of three four-story data center buildings totaling 541,000 square feet, electric substation along Mathew Street, mechanical yard support areas, and surface parking lot
- CEQA Determination:** Mitigated Negative Declaration
- Project Planner:** Yen Han Chen, Associate Planner
- Staff Recommendation:** **Approve**, subject to conditions
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- 8.B. File No.(s):** **PLN2018-13656**
- Location:** **2132 Santa Cruz Avenue**, a 5,050 square foot lot on the west side of Santa Cruz Avenue approximately 300 feet north of Cabrillo Avenue; APN: 220-24-035; property is zoned Single Family Residential (R1-6L).
- Applicant:** Aditi Mukherjee
- Owner:** Murugappan Meyyappan
- Request:** **Architecture Review** to allow complete demolition of an existing 3 bedroom 2 bathroom 1,060 square foot one-story residence with an attached 406 square foot two-car garage and proposed construction of a 2,775 square foot 4 bedroom and 3 bathroom two-story residence with 434 square foot attached two-car garage and a new 46 square foot entry porch.
- CEQA Determination:** Categorically Exempt per Section 15301, Existing Facilities
- Project Planner:** Nimisha Agrawal, Assistant Planner I
- Staff Recommendation:** **Continue for redesign**
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- 8.C. File No.(s):** **PLN2018-13456**
- Location:** **403 Dayton Avenue**, a 8,470 square foot lot located on the east side of Dayton Avenue between Clinton Avenue and Rosemont Drive; APN: 296-02-033; property is zoned Single Family Residential (R1-6L).
- Applicant:** Azadeh Masrouf / AMS Designs
- Owner:** Bharathi and Venkat Gorthi
- Request:** **Architecture Review** to allow complete demolition of an existing 3 bedroom 2 bathroom 1,091 square foot one-story residence with an attached 502 square foot two-car garage and proposed construction of a 3,396 square foot 4 bedroom and 4 bathroom two-story residence with 440 square foot attached two-car garage and a 1,109 square foot two-story attached accessory dwelling unit.
- CEQA Determination:** Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures

Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Continue for redesign**

8.D. File No.(s): **PLN2018-13670**
Location: **92 Claremont Avenue**, a 6,850 square foot lot, located at the southwest corner of Claremont Avenue and Bennett Avenue, APN: 296-17-005; property is zoned Single Family Residential (R1-6L).
Applicant/ Owner: James Wang
Request: **Architectural Review** to allow demolition of an existing one-story 2,096 square foot three bedroom two bathroom residence with an attached two-car garage, and new construction of a proposed two-story 2,338 square foot, four bedroom, three bathroom residence with an attached 400 square foot two car garage and an attached 1,169 square foot accessory dwelling unit on the second floor. (An attached 1,169 square foot two bedroom, one bathroom ADU is also proposed on the second floor, but subject to administrative approval only).
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

8.E. File No.(s): **PLN2018-13613**
Location: **2558 Elliot Court**, a 9,100 square foot lot, located at the end of the Elliot Court cul-de-sac, APN: 216-11-032; property is zoned Single Family Residential (R1-6L).
Applicant: Matthew Hum
Owner: Venkata Chanamolu
Request: **Architectural Review** to allow demolition of an existing one-story 1,614 square foot three bedroom two bathroom residence with an attached two-car garage, and new construction of a proposed two-story 4,181 square foot, five bedroom, (with an office on the first floor and a theater room on the second floor), four bathroom residence with an attached 512 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

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, March 6, 2019, at 6:00 p.m.

Prepared by: 
Gloria Sciarra, AICP *for*
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager