



AGENDA

Wednesday, June 19, 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): **PLN2019-13888**
Location: **3532 Elmhurst Avenue**, a 6,893 square foot lot on the south side of Elmhurst Avenue, approximately 415 feet west of Claremont Avenue, APN: 296-19-020.
Applicant: LNX Architecture
Owner: Zhenggang Cheng
Request: **Architectural Review** of the proposed remodel and 452 square foot addition to an existing 1,401 square foot three bedroom and two bathroom single family residence, resulting in an 1,853 square foot, four bedroom and three bathroom home with an attached 426 square foot two car garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301 (e)(1), Existing Facilities
Project Planner: Jeff Schwilk, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.B** File No.(s): **PLN2019-13882**
Location: **3548 Homestead Road**, a 1,340 square-foot tenant space within an existing retail shopping center located on the southeast corner of Homestead Road and Lawrence Expressway, APN: 293-02-034; property is zoned Community Commercial (CC).
Applicant: Ogiku Corporation
Owner: Marchese Properties
Request: **Architectural Review** for a new 182 square-foot outdoor seating area with 12 seats for an existing restaurant (Sumika).
CEQA Determination: Categorical Exemption per CEQA 15301(a), Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.C** File No.(s): **PLN2017-12489, PLN2017-12574, PLN2017-12575, PLN2017-12837, SCH#2015032076, CEQ2015-01188**
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 Master Sign Program for a previously approved residential/mixed use development. The proposed sign program allows for "The Benton" project canopy, projection, and vertical wall mounted building signs, and retail sign program that includes blade, canopy, wall, awning and window graphics signs. Signage graphics shall not exceed 25% coverage of windows.
CEQA Determination: Categorical Exemption per CEQA 15301(g), Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8. PUBLIC HEARING ITEMS

- 8.A** File No.(s): **PLN2018-13128 and CEQ2018-01049**
Location: **1150 Walsh Avenue**, a 3.32 acre parcel on the south side of Walsh Avenue approximately 1,055 feet east of Scott Boulevard, APN: 224-58-003; property is zoned Heavy Industrial (MH).
Applicant: Michael Downey, Gensler
Owner: Raging Wire Data Centers, Inc.
Request: **Adoption of a Mitigated Negative Declaration (MND); and Architectural Review** for the demolition of three, one-story industrial buildings totaling 37,443 square feet to construct a four-story, 160,450 square foot data center building, with back-up diesel generators, electrical substation, and site-improvements. *Project includes a Zoning Administrator Modification to increase maximum building height.*
CEQA Determination: Mitigated Negative Declaration (MND)
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.B** File No.(s): **PLN2019-13841**
Location: **970 Teal Drive**, a 6,098 square-foot acre parcel on the west side of Teal Drive south of Dunford Way, APN: 313-22-030; property is zoned Single-Family Residential (R1-6L).
Applicant: Prateek Khanna
Owner: Prateek Khanna
Request: **Architectural Review** of a 115 square-foot first floor addition and 1,163 square-foot second-story addition to an existing 1,415 square-foot one-story residence, resulting in a six bedroom, four bathroom two-story residence, with an attached two-car garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.C** File No.(s): **PLN2019-13782**
Location: **1654 Scott Boulevard**, a 7,501 square foot lot located on the northwest side of the intersection of Scott Boulevard and Bray Avenue, APN: 224-16-022; property is zoned Single Family Residential (R1-6L).
Applicant: Ashish Kumar / Open Remodel
Owner: Snehanshu Ashar
Request: **Architectural Review** to demolish the existing 1,021 square feet single-family residence with an attached two-car garage and construct a new 3,931 square feet two-story single-family residence with five bedrooms and five bathrooms with a 510 square feet attached two-car garage.
CEQA Determination: Categorical Exemption per Section 15303(a), New Construction or Conversion of Small Structures
Project Planner: Tiffany Vien, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

8.D. File: **PLN2019-13808**
Location: **2892 Sycamore Way**, a 11,589 square foot lot at the southwest side of Sycamore Way before it turns into Bancroft Street; APN: 293-21-010; property is zoned Single-Family Residential (R1-6L).
Applicant: Masoud Bashi
Owner: Lei Xu
Request: **Continued Architectural Review** of the proposed demolition of a 2,197 square foot four bedrooms and two bathrooms residence with an attached two-car garage, and proposed construction of a new 3,450 square foot two-story residence with five bedrooms, three and a half bathrooms with an attached two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303(a), New Construction or Conversion of Small Structures
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

9. OTHER BUSINESS

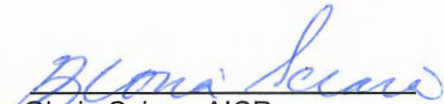
9.A Committee Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Report of the Liaison from the Community Development Department
- iii. Upcoming Agenda Items

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on Wednesday, July 17, 2019, at 6:00 p.m.

Prepared by:


Gloria Sciara, AICP
Development Review Officer

Approved:


Reena Brilliot
Planning Manager