



MINUTES

Wednesday, July 17, 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

- The meeting was called to order at 6:06 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Planning Commissioner Lance Saleme and Planning Commissioner Anthony Becker.

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer, Yen Han Chen, Associate Planner, Debby Fernandez, Associate Planner, and Steve Le, Assistant Planner

Applicants, Owners and Public present:

	PROJECT / ADDRESS	APPLICANT	OWNER
Item 7.A	PLN2019 - 13931 / 2121 Nobili Avenue	Azadeh Masrou	Ravisarvanan Ramaanujan
Item 7.B	PLN2019 - 13927 / 967 Wood Duck Avenue	Bauhaus Construction	Arye Matsliah
Item 7.C	PLN2019 - 13856 / 737 Salberg Avenue	Madan Patra	
Item 7.D	PLN2019 - 13909 / 1481 Saint Lawrence Drive	Richard Haro	Steven Ernst
Item 8.A	PLN2019 - 13904 / 405 Giannini Drive	Bahi Oreizy, 360 Design Studio	Anu and Derek DiCarlo
Item 8.B	PLN2019 - 13929 / 2646 Estella Drive	Holly Hartman	Gokulnath Manoharan
Item 8.C	PLN2018 - 13582 / 2900 Lakeside Drive	Andrew Wood, Stratus Development Partners, LLC	

Item 8.D	PLN2018 – 13442 / 5123 Calle del Mundo	Ensemble Investments / Rethink Development	Zaen LLC and Neo Century International LLC
Item 8.E	PLN2019-2018-13609 / 1433 El Camino Real	SCS Development	

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: Planning Commissioner Anthony Becker read the meeting procedures into the record.

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.

- None

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): **PLN2019-13931**
Location: **2121 Nobili Avenue**, a 5,508 square foot lot located at the southeast side of the intersection of Nobili Avenue and Machado Avenue, APN: 220-13-008; property is zoned Single Family Residential (R1-6L).
Applicant: Azadeh Masrouf
Owner: Ravisarvanan Ramaanujan
Request: **Architectural Review** for a 208 square foot front addition to an existing 3 bedroom 2 bath 1,266 square foot one-story single family residence resulting in a 4 bedroom 2 bath 1,474 square foot one-story single family residence with the existing 384 square foot garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Tiffany Vien, Assistant Planner
Staff Recommendation: **Approve**, subject to conditions

7.B File No.(s): **PLN2019-13927**
Location: **967 Wood Duck Avenue**, a 9,156 square-foot lot located on the east side of Wood Duck Avenue, APN: 313-19-028; property is zoned Single Family Residential (R1-6L).
Applicant: Bauhaus Construction
Owner: Arye Matsliah
Request: **Architectural Review** of a 470 first floor addition to an existing 2,425 square-foot four bedroom, 2.5 bathroom two story residence resulting in a 2,895 square-foot five bedroom 3.5 bathroom residence with a 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

7.C File No.(s): **PLN2019-13856**
Location: **737 Salberg Avenue**, 5,247 square foot lot located on the east side of Salberg Avenue, APN: 294-23-070; property is zoned Single Family Residential (R1-6L).
Applicant: Madan Patra
Owner: Madan Patra
Request: **Architectural Review** of a 350 square foot rear addition to an existing 1,231 square foot residence with three bedrooms and two bathrooms, resulting in a 2,033 square foot single-story residence with four bedrooms, four bathrooms and an existing attached two-car garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Steve Le, Assistant Planner
Staff Recommendation: **Approve**, subject to conditions

7.D File No.(s): **PLN2019-13909**
Location: **1841 Saint Lawrence Drive**, a 5,000 square foot lot located on the north side of Saint Lawrence Drive, APN: 220-06-003; property is zoned Single Family Residential (R1-6L).
Applicant: Richard Haro
Owner: Steven Ernst
Request: **Architectural Review** of a 375 square foot addition to an existing 1,064 square foot residence with three bedrooms, one bathroom, resulting in a 1,862 square foot four bedrooms, two bathrooms, and an attached two-car garage.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Steve Le, Assistant Planner
Staff Recommendation: **Approve**, subject to conditions

Motion/Action: Motion to approve all consent items was made by Planning Commissioner Lance Saleme, seconded by Planning Commissioner Anthony Becker and unanimously approved by the Architectural Committee (2-0-0-0).

8. PUBLIC HEARING ITEMS

8.A File: **PLN2019-13904**
Location: **405 Giannini Drive**, an 11,755 square-foot property located on the southeast corner of the intersection of Giannini Drive and Howard Drive;

Applicant: APN 316-13-057; project site is zoned Single Family Residential (R1-6L).
Owner: Bahi Oreizy, 360 Design Studio
Subject: Anu and Derek DiCarlo
Architectural Review of a 637 square-foot ground floor addition and 860 square-foot second story addition to an existing four bedroom, three bathroom, 2,563 square-foot one-story residence resulting in a 4,201 square-foot five bedroom, four and half bathroom residence with a 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

Development Review Officer 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 Lance Saleme, seconded by Planning Commissioner Anthony Becker and unanimously approved by the Architectural Committee (2-0-0-0).

8.B File: **PLN2019-13929**
Location: **2646 Estella Drive**, an 8,050 square foot lot located on the south side of Estella Drive; APN 294-37-037; project site is zoned Single Family Residential (R1-6L).
Applicant: Holly Hartman
Owner: Gokulnath Manoharan
Subject: **Architectural Review** of a 209 square foot first floor addition and 1,299 square foot second floor addition to an existing 2,038 square foot single-story house, resulting in a 3,546 square foot two-story residence with five bedrooms, four and half bathrooms, a theater room, and an attached two-car garage.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Steve Le, Assistant Planner
Staff Recommendation: **Approve**, subject to conditions

Assistant Planner Steve Le presented the project with recommendations for approval with minor changes. There were no public comments. The Committee expressed support.

Motion/Action: Motion to approve as presented was made by Planning Commissioner Lance Saleme, seconded by Planning Commissioner Anthony Becker and unanimously approved by the Architectural Committee (2-0-0-0).

8.C File: **PLN2018-13582**
Location: **2900 Lakeside Drive**, a 1.96 acres property located at the northwest corner of Lakeside Drive and Tannery Way; APN 216-30-048; project site is zoned Light Industrial (ML).
Owner /Applicant: Andrew Wood, Stratus Development Partners, LLC
Subject: **Architectural Review** of a new five-story Cambria Hotel with 190 rooms and a two-story parking structure.
CEQA Determination: Categorical Exemption per Section 15332 (In-fill Development)
Project Planner: Steve Le, Assistant Planner
Staff Recommendation: **Approve**, subject to conditions

Assistant Planner Steve Le presented the project with recommendations for approval. There were no public comments. The Committee supported the changes to the exterior.

Motion/Action: Motion to approve was made by Planning Commissioner Lance Saleme, seconded by Planning Commissioner Anthony Becker and unanimously approved by the Architectural Committee (2-0-0-0).

8.D File No.(s): **PLN2018-13442**
Location: **5123 Calle Del Sol**; APN(s): 097-46-019, -029
Applicant: Ensemble Investments / Rethink Development
Owner: Zaen LLC; and Neo Century International LLC
Request: **Architectural Review** of a of 503 residential units and 23,870 square feet of retail space on Parcel 19 (Mid-Rise Building) and Parcel 29 (High-Rise Building) in the Tasman East Specific Plan area. Parcel 19 consists of 311 units with amenity space, 15,870 sf retail space on 1.87 acres. Parcel 29 consists of 192 units with amenity space, 8,000 sf of retail space on 0.75 acres. Project involves the demolition of existing light industrial buildings.
CEQA Determination: Addendum to EIR
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Yen Han Chen 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 Lance Saleme, seconded by Planning Commissioner Anthony Becker and unanimously approved by the Architectural Committee (2-0-0-0).

8.E File **PLN2018-13609, PLN2018-13610 and CEQ2018-01065**
Location: 1433, 1453, 1463, 1483 and 1493 El Camino Real, a 1.71 acre project site comprised of three parcels between Monroe Street and Lincoln Street bounded by El Camino Real on the south and Civic Center Drive on the north; APNs: 224-48-004, -005, -006.
Applicant/Owner: SCS Development
Subject: **Architectural Review** of a 39-unit residential development, including seven live/work units, with attached tandem and side-by-side two car covered parking spaces for each unit, guest parking spaces, landscaping, and on and off-site public and private site improvements.
(City Council approved a Planned Development rezone of the project site on June 25, 2019)
CEQA Determination: Approved Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**

Associate Planner Debby Fernandez presented the project with recommendations for approval. A discussion followed regarding architectural details and proposed roof materials. There were no public comments. The Committee expressed support for the design features.

Motion/Action: Motion to approve was made by Planning Commissioner Anthony Becker, seconded by Planning Commissioner Lance Saleme and unanimously approved by the Architectural Committee (2-0-0-0), subject to the following conditions:

- 1) The project shall comply with the Planned Development Zoning Conditions of Rezoning Approval (PLN2018-13609) and Mitigation Monitoring and Reporting Program for the Catalina II Residential Project (CEQ2018-01065).
- 2) Incorporate farmhouse/cottage style doors into design of electrical/mechanical rooms at the ends of each building.
- 3) Black asphalt shingle roof is to be replaced with an alternate color shingle, or non-heat absorbing shingle with consideration of a cool roof, that is compatible with the color palette of the exterior building walls, and may include varied shades of gray (gray, slate gray or dark gray).

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 7:35 p.m. The next regular Architectural Committee meeting will be held on Wednesday, August 7, at 6:00 p.m.

Prepared by:


Gloria Sciara, AICP
Development Review Officer

Approved:



Reena Brilliot
Planning Manager