



## MINUTES

Wednesday, November 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

The meeting was called to order at 6:10 p.m.

#### 2. ROLL CALL

The following Committee Members were present: Planning Commissioner Lance Saleme and Planning Commissioner Anthony Becker.

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer

#### Applicants, Owners and Public present:

	PROJECT / ADDRESS	APPLICANT	OWNER
Item 7.A	PLN2019-14138 – 1361 Los Padres Blvd	Venkata Jonnakuti	Venkata Jonnakuti
Item 8.A	PLN2019-14121 - 2821-2823 Benton Street	Melanie Guadagni	Melanie Guadagni
Item 8.B	PLN2019-14155 - 376 Sloat Ct	Ravinder Gundamalla	Ravinder Gundamalla
Item 8.C	PLN2019-14133 - 351 Saratoga Avenue	John Ha	Jeffrey Eng

#### 3. DISTRIBUTION OF AGENDA

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting.

**4. DECLARATION OF COMMITTEE PROCEDURES:** Planning Commissioner Lance Saleme 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.

<b>7.A</b>	File No.(s):	<b>PLN2019-14138</b>
	Location:	<b>1361 Los Padres Boulevard</b> , a 7,590 square foot lot located on the east side of Los Padres Boulevard, APN: 290-09-004; property is zoned Single Family Residential (R1-6L).
	Applicant / Owner:	Venkata Jonnakuti
	Request:	<b>Architectural Review</b> of a 475 square foot addition and remodel to an existing 1,765 square foot 3-bedroom 3-bathroom single-story residence with a 405 square foot two-car garage resulting in a 2,240 square foot 4-bedroom 3.5-bathroom single-story residence with an existing two-car garage.
	CEQA Determination:	Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
	Project Planner:	Elaheh Kerachian, Associate Planner
	Staff Recommendation:	<b>Approve</b> , subject to conditions

Item 7.A was pulled from the consent calendar.

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 close the public hearing for consent calendar Item 7.A was made by Planning Commissioner Anthony Becker and seconded by Planning Commissioner Lance Saleme. This item was approved (2-0-0-0).

## 8. PUBLIC HEARING ITEMS

<b>8.A</b>	File No.(s):	<b>PLN2019-14121</b>
	Location:	<b>2821-2823 Benton Street</b> , a 6,000 square foot lot located on the north side of Benton Street, APN: 290-18-050; property is zoned Duplex (R2-7L).
	Applicant/Owner:	Melanie Guadagni

Request: **Architectural Review** of a 65 square foot first floor addition and a new 299 square foot second floor addition to Unit 1 #2821, resulting in a 1,537 square foot 3-bedroom 2-bathroom two-story unit, Unit 2 #2831 is an existing 2-bedroom 1-bathroom single story unit. Each unit has an a one-car garage, and covered porch at the front of the residences.

CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities  
Project Planner: Yen Han Chen, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

Development Review Officer, Gloria Sciara, presented the project with consideration in regards to the third bedroom at the duplex. There were no public comments. The Committee expressed support for the project.

**Motion/Action:** Motion to close the public hearing for Item 8.A was made by Planning Commissioner Anthony Becker and seconded by Planning Commissioner Lance Saleme. This item was approved (2-0-0-0), subject to the added condition of approval that the garage remains open and available for parking.

**8.B** File No.(s): **PLN2019-14155**  
Location: **376 Sloat Court**, a 5,000 square foot lot located on the west side of Sloat Court, APN: 296-09-003; property is zoned Single Family Residential (R1-6L).  
Applicant/Owner: Ravinder Gundamalla  
Request: **Architectural Review** of a 1,411 square foot addition and remodel to an existing 1,111 square foot 3-bedroom 2-bathroom single-story residence resulting in a 2,522 square foot 6-Bedroom 5-bathroom two-story residence with a 433 square foot two-car garage. Existing front porch is proposed to be removed.  
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities  
Project Planner: Yen Han Chen, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

Development Review Officer, Gloria Sciara presented the project with recommendations for reduced size as well as reduced bedroom and bathroom counts. There were no public comments. Planning Commissioner Anthony Becker voiced concerns about the proposed project being too overscale for the neighborhood.

**Motion/Action:** Motion to close the public hearing for Item 8.B was made by Planning Commissioner Anthony Becker and seconded by Planning Commissioner Lance Saleme. This item was approved (2-0-0-0), subject to the added condition of approval for a street tree prior to obtaining a building permit and creation of an ADU within the proposed addition.

**8.C** File No.(s): **PLN2019-14133**  
Location: **351 Saratoga Avenue**, an 11,019 square foot lot located on the east side of Saratoga Avenue, APN: 303-11-068; property is zoned Neighborhood Commercial (CN).  
Applicant: Chen Chen Li / John Ha, AIA  
Owner: Jeffrey Eng and Jen Mei Eng  
Request: **Architectural Review** of the proposed conversion of an existing commercial building into a preschool facility with outdoor recreation space that includes interior and exterior renovations to the existing building and site improvements to landscaping and parking area.  
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

Project Planner: Yen Han Chen, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

Development Review Officer, Gloria Sciara presented the project with recommendations. There were no public comments. The Committee did not express any concerns.

**Motion/Action:** Motion to close the public hearing for Item 8.C was made by Planning Commissioner Lance Saleme and seconded by Planning Commissioner Anthony Becker. This item was approved (2-0-0-0).

## 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

**Motion/Action:** Motion to adjourn the meeting was made by Planning Commissioner Lance Saleme and seconded by Planning Commissioner Anthony Becker. The motion was approved (2-0-0-0).

The meeting adjourned at 7:10 p.m. The next regular Architectural Committee meeting will be held on Wednesday, December 4, 2019, at 6:00 p.m.

Prepared by:   
Gloria Sciara, AICP  
Development Review Officer

Approved:   
Reena Brilliot  
Planning Manager