



## MINUTES

Wednesday, January 15, 2020 – 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 6:00 p.m.

#### 2. ROLL CALL

The following Committee Members were present: Planning Commissioner Lance Saleme and Planning Commissioner Nancy Biagini

Staff present: Reena Brilliot, Planning Manager, Elaheh Kerachian, Associate Planner, Rebecca Bustos, Associate Planner, Debby Fernandez, Associate Planner, Steve Le, Associate Planner

Applicants, Owners and Public present:

|          | PROJECT - ADDRESS                          | APPLICANT           | OWNER                    |
|----------|--|---------------------|--------------------------|
| Item 7.A | PLN2019-14199 – 1142 Maryann Drive         | Jack Kumar          | Jack Kumar               |
| Item 7.B | PLN2019-14164 – 1905 Morse Street          | Sam Pan             | Sam Pan                  |
| Item 7.C | PLN2019-14216 – 2809 Ruth Court            | Qiang Lan           | Qiang Lan                |
| Item 7.D | PLN2019-14120 – 1005 White Drive           | Trinh Vo            | My Luong                 |
| Item 8.A | PLN2019-13921 – 2550 Scott Boulevard       | Extra Space Storage | Extra Space Storage      |
| Item 8.B | PLN2019-13861 – 2302/ 2310 Calle del Mundo | ZAEN Partners, LLC  | ZAEN Partners, LLC       |
| Item 8.C | PLN2019-14235 – 2876 Mesquite Drive        | T Square Consulting | Jerry Hsu                |
| Item 8.D | PLN2019-14157 – 473 Lafayette Way          | Collin Forgey       | Colmack LLC              |
| Item 8.E | PLN2019-14144 – 1393 Santa Clara Street    | Rob Mayer           | Seif and Lauren Mazareeb |
| Item 8.F | PLN2019-14197 – 2592 Tartan Drive          | David Kuoppamaki    | Henry Serpa              |

|          |                                     |                          |              |
|----------|-------------------------------------|--------------------------|--------------|
| Item 8.G | PLN2018-13265 – 3035 El Camino Real | Hayden Land Company, LLC | Janet Larson |
| Item 8.H | PLN2019-14184 – 2222 The Alameda    | Paresh Patel             | Paresh Patel |

**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.

**7.A.** File No.(s): **PLN2019-14199**  
 Location: **1142 Maryann Drive**, a 6,987 square-foot site located at the intersection of Maryann Drive and Kay Drive, APN: 290-13-050; property is zoned Single Family Residential (R1-6L).  
 Applicant / Owner: Jack Kumar  
 Request: **Architectural Review** for a 480 square-foot addition to an existing 1,330 square-foot one-story, three-bedroom, two-bathroom residence resulting in an 1,810 square-foot four-bedroom, two-bathroom residence. The existing detached garage would be replaced with a 479 square-foot two-car garage.  
 CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities  
 Project Planner: Rebecca Bustos, Associate Planner  
 Staff Recommendation: **Approve**, subject to conditions

**7.B.** File No.(s): **PLN2019-14164**  
 Location: **1905 Morse Street**, a 6,020 square foot site located south of Morse Street; APN: 230-17-015; property is zoned Single Family Residential (R1-6L).  
 Applicant / Owner: Sam Pan

Request: **Architectural Review** for a 980 square-foot addition to an existing 872 square-foot one-story, two-bedroom, two-bathroom residence resulting in an 1,852 square-foot one-story, four-bedroom, three-bathroom residence. The existing detached one-car garage would be replaced with a 434 square-foot detached two-car garage.

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

**7.C.** File No.(s): **PLN2019-14216**  
Location: **2809 Ruth Court**, a 5,227 square-foot site located north of Ruth Court; APN: 293-26-047; property is zoned Single Family Residential (R1-6L).

Applicant / Owner: Qiang Lan  
Request: **Architectural Review** to allow conversion of the existing living space in one-story residence to create a new fourth bedroom.

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

**7.D.** File No.(s): **PLN2019-14120**  
Location: **1005 White Drive**, a 5,974 square-foot site located at the northeast intersection of White Drive and Rose Way, APN: 209-31-042; property is zoned Single Family Residential (R1-6L).

Applicant: Trinh Vo  
Owner: My Luong  
Request: **Architectural Review** for a 245 square-foot addition to an existing 1,116 square-foot one-story, three-bedroom, two-bathroom residence resulting in a 1,361 square-foot four-bedroom three-bathroom residence with an existing attached two-car garage. *(The proposal includes a new 636 square-foot ADU with two bedrooms, but not subject to architectural review approval.)*

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

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

## 8. PUBLIC HEARING ITEMS

**8.A.** File No.(s): **PLN2019-13921**  
Location: **2550 Scott Boulevard**, a 3.16-acre site located on the west side of Scott Boulevard between Walsh Avenue and Martin Avenue, APN: 224-10-122; property is zoned Heavy Industrial (MH).

Applicant / Owner: Extra Space Storage  
Request: **Architectural Review** to allow a new 52,508 square-foot self-storage building at an existing 108,960 square-foot self-storage facility.

CEQA Determination: Categorical Exemption per CEQA 15332, Infill  
Project Planner: Rebecca Bustos, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Rebecca Bustos presented the project with recommendations for approval. There were concerns from the committee regarding security. The applicant stated that there would be on-site personnel. The committee expressed support for the project.

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

**8.B.** File No.(s): **PLN2019-13861**  
Location: **2302/2310 Calle Del Mundo**, an approximately one-acre site located on the south side of the street; APN: 097-46-024; property is zoned Transit Neighborhood (TN)  
Applicant / Owner: ZAEN Partners, LLC  
Request: **Architectural Review** of a new 150-unit, eight-story residential building with 5,000 square feet of ground-floor commercial.  
CEQA Determination: Determination of Consistency with the Tasman East Specific Plan EIR (Government Code Section 65457)  
Project Planner: Rebecca Bustos, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Rebecca Bustos presented the project with recommendations for approval. One public member was present and expressed concerns regarding parking overflow on public streets. The committee expressed support for the project.

**Motion/Action:** Motion to approve was made by Planning Commissioner Lance Saleme, seconded by Planning Commissioner Nancy Biagini and unanimously approved by the Architectural Committee (2-0-0-0), subject to the following condition of approval:

- 1) The owner or designee shall revise the project elevations to break down the building massing and improve the flat elevation's appearance to the satisfaction of Community Development Director.

**8.C.** File No.(s): **PLN2019-14235**  
Location: **2876 Mesquite Drive**, a 7,575 square-foot lot located on the south side of Mesquite Drive approximately 30 feet west of Manzanita Avenue; APN: 296-31-035; property is zoned Single Family Residential (R1-6L)  
Applicant: T Square Consulting  
Owner: Jerry Hsu  
Request: **Architectural Review** for an 828 square-foot addition to an existing three-bedroom, two-bathroom residence with 1,597 square feet of living area, 208 square-foot front porch and 376 square-foot attached garage. The proposal would result in a four-bedroom, three and one-half-bathroom, one-story home with 2,425 square feet of living area, 51 square-foot front porch and attached garage to remain.  
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities  
Project Planner: Debby Fernandez, Associate Planner  
Staff Recommendation: **Continue for redesign**

Associate Planner Debby Fernandez presented the project with recommendations for approval. There were no public comments. The committee expressed support for the project.

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

- 1) The owner or designee shall revise the porch element and color palette to improve the house design to the satisfaction of the Community Development Director.

**8.D.** File: **PLN2019-14157**  
Location: **473 Lafayette Way**, a 5,185 square-foot parcel on the east side of Lafayette Way; APN: 269-44-034; property is zoned Single-Family Residential (R1-6L)  
Applicant: Collin Forgey  
Owner: Colmack LLC  
Request: **Architectural Review** for a 124 square-foot first-floor addition and 1,118 square-foot basement addition to an existing 993 square-foot three-bedroom, two-bathroom, single-family residence with a 207 square-foot garage resulting in a five-bedroom, three-bathroom, 2,235 square-foot residence with a new 430 square-foot garage. The house will be moved to the east to provide access to the new garage. The project site is within 200 feet of a historical resource.  
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities Project  
Planner: Steve Le, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Steve Le presented the project with recommendations for approval. There were no public comments. The committee expressed support for the project.

**Motion/Action:** Motion to approve was made by Planning Commissioner Lance Saleme, seconded by Planning Commissioner Nancy Biagini and unanimously approved by the Architectural Committee (2-0-0-0), subject to the condition to add landscaping along the driveway.

**8.E.** File: **PLN2019-14144**  
Location: **1393 Santa Clara Street**, a 7,810 square-foot parcel at the northeast corner intersection of Santa Clara Street and Madison Street; APN: 269-26-112; property is zoned Single-Family Residential (R1-6L)  
Applicant: Rob Mayer  
Owner: Seif and Lauren Mazareeb  
Request: **Significant Property Alteration (SPA) and Architectural Review** to replace brick foundation with new concrete foundation for a 1,002 square-foot attached Accessory Dwelling Unit with two bedrooms and one bathroom in the basement, in conjunction with a 204 square-foot addition to the east side of the residence to remodel and expand the first and second floor.  
CEQA Determination: Categorically Exempt per Section 15331, Historical Resource Restoration/Rehabilitation  
Project Planner: Steve Le, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Steve Le presented the project with recommendations for approval. There were no public comments. The committee expressed support for the project.

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

**8.F.** File: **PLN2019-14197**  
Location: **2592 Tartan Drive**, a 6,876 square-foot parcel at the southeast corner intersection of Tartan Drive and Quinn Avenue; APN: 216-40-008; property is zoned Single-Family Residential (R1-6L)  
Applicant: David Kuoppamaki  
Owner: Henry Serpa

Request: **Architectural Review** of 470 square-foot front addition to a three-bedroom single-family residence resulting in a three-bedroom single-family residence with a new front porch element of 17 feet in height, three feet above the existing porch.  
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities  
Project Planner: Steve Le, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Steve Le presented the project with recommendations for approval. There were no public comments. The committee expressed support for the project.

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

**8.G.** File: **PLN2018-13265**  
Location: **3035 El Camino Real**, a 1.88-acre site comprised of two parcels (with a single Assessor's Parcel Number) located on the north side of El Camino Real approximately 370 feet east of Calabazas Boulevard, APN: 220-32-059; property is zoned Planned Development (PD).  
Applicant: Hayden Land Company, LLC  
Owner: Janet Larson  
Request: **Architectural Review** of a 48-unit residential condominium development including six live/work units in four three- to four-story buildings, and including signs, on-site parking, private driveway, open space and landscaping improvements.  
CEQA Determination: Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program (MMRP)  
Project Planner: Jeff Schwilk, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Elaheh Kerachian presented the project with recommendations for approval. There were no public comments. The committee expressed support for the project.

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

- 1) The owner or designee work with staff regarding the tree addition to the courtyard.

**8.H.** File: **PLN2019-14184**  
Location: **2222 The Alameda**, a 0.47-acre site on the north side of The Alameda, APN: 230-16-007; property is zoned Thoroughfare Commercial (CT).  
Applicant / Owner: Paresh Patel  
Request: **Architectural Review** of a proposed 2,310 square-foot addition and interior and exterior remodel of an existing 28-room motel with 23 parking spaces resulting in a 34-room motel with 27 parking spaces with upgraded site landscaping, signage, parking lot, trash enclosure, and proposed outdoor patio area and **Minor Modification** to decrease the number of parking spaces from required 34 spaces to 27 proposed spaces.  
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities  
Project Planner: Elaheh Kerachian, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Elaheh Kerachian presented the project with recommendations for approval. One member of the public was present, and she expressed concerns regarding the parking issue within the neighborhood.

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

- 1) The applicant or owner shall provide a shared parking agreement with neighboring motels to address parking overflow situation to the satisfaction of the Community Development Director. Any change or renewal of the agreement shall be approved by Director of Community Development.
- 2) The applicant to provide a tree along the project site frontage.

## 9. OTHER BUSINESS

### 9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Committee/Board Liaison and Committee Reports
- iii. Committee Activities
- iv. Upcoming Agenda Items

## 10. ADJOURNMENT

The meeting adjourned at 9:35 p.m. The next regular Architectural Committee meeting will be held on Wednesday, February 5, 2020, at 6:00 p.m.

Prepared by:



Elaheh Kerachian  
Associate Planner

Approved:



Reena Brilliot  
Planning Manager