



AGENDA

Wednesday, September 18, 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): **PLN2019-14068**
Location: **2612 Meadowbrook Drive**, a 6,176 square foot lot located to the north of the intersection of Meadowbrook Drive and Amethyst Drive, APN: 216-22-033; property is zoned Single Family Residential (R1-6L).
Applicant: Tejas Naik
Owner: Pranav Desai
Request: **Architectural Review** of an 896 square feet addition and interior conversion to an existing 754 square feet 2 bedroom 1 bath one story residence with a one car garage resulting in a 1650 square foot 4 bedroom 3 bath one story residence with a new attached 414 square foot two car garage.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Tiffany Vien, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.B** File No.(s): **PLN2019-13955**
Location: **3491 Elmhurst Avenue**, a 6,060 square foot lot located to the north of the intersection of Elmhurst Avenue and Elmhurst Court, APN: 296-19-031; property is zoned Single Family Residential (R1-6L).
Applicant: Weihong Yang
Owner: Zhonghua Yao
Request: **Architectural Review** of a 286 square foot front addition and 260 square foot rear addition to an existing 1,401 square foot single-story residence, resulting in a 1,947 square foot single-story residence with four bedrooms, two and a half bathrooms, and an existing 437 square foot attached two-car garage to remain. *(This project was heard on the August 7, 2019 Architectural Committee meeting and was continued for redesign).*
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Tiffany Vien, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.C** File No.(s): **PLN2019-14080**
Location: **3525 Notre Dame Drive**, an 8,899 square foot lot located to the east of the intersection of Notre Dame Drive and Capistrano Drive, APN: 220-18-024; property is zoned Single Family Residential (R1-6L).
Applicant: Sy-Cheng Tsai
Owner: Fang Wang
Request: **Architectural Review** of a 714 square feet front and rear addition to an existing 1,348 square feet 3 bedroom 2 bathroom one-story residence resulting in a 2,062 square feet 4 bedroom 3 bathroom one-story residence with a 426 square foot two-car garage to remain. *(The proposed project also includes the construction of a new detached 768 square foot 2 bedroom 1 bathroom accessory dwelling unit that will be approved administratively).*
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Tiffany Vien, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

- 7.D** File No.(s): **PLN2019-13980**
Location: **1858 Clay Street**, a 5,204 square foot lot located on the south side of Clay Street between Scott Boulevard and Pierce Street, APN: 269-01-038; property is zoned Single Family Residential (R1-6L).
Applicant: Jeannie Kester, AIASSA Designers
Owner: Shenglin Ye
Request: **Architectural Review** of a 427 square feet rear addition to an existing 1,292 square feet 2 bedroom 2 bathroom one-story residence resulting in a 1,719 square feet 3 bedroom 3 1/2 bathroom two-story residence with a 410 square foot two-car garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.E** File No.(s): **PLN2019-13973**
Location: **518 Bancroft Street**, a 7,800 square foot lot located on the west side of Bancroft Street between Forbes Avenue and Sycamore Way, APN: 293-21-003; property is zoned Single Family Residential (R1-6L).
Applicant: Tuan Anh Cao / At Home Design
Owner: Yen La and Hien Vu
Request: **Architectural Review** of a 581 square feet addition and remodel to an existing 1,455 square feet 3-bedroom 2 bathroom single-story residence and 210 square foot addition to existing 376 square foot two-car garage resulting in a 2,036 square feet 4 bedroom 3 bathroom single-story residence with a 578 square foot three-car garage.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.F** File No.(s): **PLN2019-14095**
Location: **3232 Dorcich Street**, a 10,246 square foot lot located to the southeast of the intersection of North Henry Avenue and Dorcich Street, APN: 303-18-004; property is zoned Single Family Residential (R1-8L).
Applicant: Lili Milano
Owner: Nalini Allanki, Naveena Suryadevara
Request: **Architectural Review** for demolition of an existing 3 bedroom 1.5 bathroom 1,378 square foot one-story single family residence and the new construction of a potential 5 bedroom and 4.5 bathroom 3,160 square foot one-story single family residence with a new 492 square foot attached two-car garage. *(The proposed project also includes the construction of a new detached 387 square foot 1 bedroom 1 bathroom accessory dwelling unit that will be approved administratively).*
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

- 7.G** File No.(s): **PLN2019-13963**
Location: **1896 Monroe Street**, a 7,947 square foot lot located on the southwest intersection of Reed Street and Monroe Street, APN: 224-50-045; property is zoned Single Family Residential (R1-6L).
Applicant: Thu Ha Thi Nguyen
Owner: Tuyen Vu
Request: **Architectural Review** of a 922 square feet addition to an existing 1,064 square feet 3 bedroom 2 bathroom one-story residence resulting in a 1,986 square feet 4 bedroom 3 bathroom two-story residence with a 39 square foot new porch and 460 square foot two-car garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.H** File No.(s): **PLN2019-14060**
Location: **1963 Harrison Street**, a 5,564 square foot lot located on the north side of Harrison Street, APN: 269-08-034; property is zoned Single Family Residential (R1-6L).
Applicant: Paren Shah
Owner: Paren Shah
Request: **Architectural Review** for a 630 square foot addition to an existing two bedroom, one bathroom residence resulting in a 1,686 square feet four bedroom and three bathrooms residence with a new 400 square-foot attached 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.I** File No.(s): **PLN2019-13969**
Location: **2128 Hoover Drive**, a 6,000 square foot lot located on the west side of Hoover Drive, APN: 216-10-070; property is zoned Single Family Residential (R1-6L).
Applicant: Ashish Kumar, Open Remodel
Owner: John Thompson
Request: **Architectural Review** of a 641 square foot addition to an existing 1,177 square feet. three bedroom, two bathroom residence resulting in a 1,816 square-feet four bedroom, 3.5 bathroom residence with a 484 square foot attached 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.J. File No.(s): **PLN2019-14027**
 Location: **3325 St. Ignatius**, a 6,025 square foot lot on the north side of St. Ignatius Place approximately 155 feet east of east of Fordham Drive, APN: 220-13-075; property is zoned Single Family Residential (R1-6L).
 Applicant: Richard Liu
 Owner: Jack Chieh Kai Liang
 Request: **Architectural Review** of an 875 square foot addition to an existing 1,085 square foot, three bedroom and two bathroom one-story residence; resulting in a 1,960 square foot, four bedroom and four bathroom, one-story residence with an existing 435 square foot attached two car garage to remain.
 CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
 Project Planner: Debby Fernandez, Associate Planner
 Staff Recommendation: **Approve**, subject to conditions

8. PUBLIC HEARING ITEMS

8.A File No.(s): **PLN2019-13745**
 Location: **2175 Martin Avenue**, a 1.68 acre site located on the north and east of Martin Avenue, approximately 775 feet west of Scott Boulevard; APN: 224-10-115; property is zoned Light Industrial (ML).
 Applicant: Scott Rynders, LVP Martin Avenue Associates
 Owner: LVP Martin Avenue Associates
 Request: Adoption of a **Mitigated Negative Declaration** and **Architectural Review** to allow construction of a new approximately 80,000 square foot 3-story (69'-9" high) data center building. The project includes demolition of the existing 31,500 square foot one-story office/warehouse building.
 CEQA Determination: IS/MND
 Project Planner: Nimisha Agrawal, Assistant Planner I
 Staff Recommendation: **Approve**, subject to conditions

8.B File No.(s): **PLN2019-14056**
 Location: **201 Harold Avenue**, an 8,941 square foot lot on the east side of Harold Avenue approximately 190 feet north of Londonderry Drive, APN: 303-13-018; property is zoned Single Family Residential (R1-6L).
 Applicant/Owner: Kuan Yu Lu
 Request: **Architectural Review** of an 1,640 square foot addition to an existing 1,177 square foot, three bedroom and two bathroom one-story residence; resulting in a 2,817 square foot, five bedroom and three and one-half bathroom, one-story residence with an existing 449 square foot attached two car 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**, subject to conditions

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
2020 Architectural Committee Calendar
- 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, October 16, 2019, at 6:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager