

PUBLIC HEARING

3. V21-0004 and SC21-0020 - Chad Nguyen - 800 S. El Monte Avenue

Variance to exceed the maximum floor area for the R1-10 Zoning district and Design Review for a two-story addition to an existing two-story house. The project includes a 1,040 square-foot addition at the first story and a 48 square-foot addition at the second story. The project includes a variance to exceed the maximum floor area for the R1-10 Zoning District by 1,600 square feet, which would preserve a 1,600 square-foot legally nonconforming barn at the subject site. The project will result in a total floor area of 5,815 square feet, where the maximum permitted floor area is 4,215.9 square feet. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos THIS ITEM WAS CONTINUED FROM THE DECEMBER 1, 2021 DRC MEETING.*

Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V21-0004 and SC21-0020 subject to the listed findings and conditions.

Senior Planner Gallegos answered questions from Commissioner Kirik, Vice-Chair Ma, and Commissioner Harding.

Interim Planning Services Manager Golden commented on the findings that need to be made for the project.

Project architect Chad Nguyen presented the project and the property owner spoke in favor of the project. The project architect then answered questions from Vice-Chair Ma, Commissioner Harding and Chair Blockhus.

Public Comment

None.

Chair Blockhus closed the public comment period for Commissioner discussion.

The property owner stated he will do everything possible to pursue tax credits to preserve the barn.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved variance and design review applications V21-0004 and SC21-0020 subject to the listed findings and conditions.

The motion was approved (5-0) by the following vote:

AYES: Bishop, Blockhus, Harding, Kirik and Ma

NOES: None

DISCUSSION

4. SC20-0018 – Cornelia Haber – 1800 Alford Avenue

Design review for a new two-story single family residence. The project includes 2,600 square feet on the first story and 802 square feet on the second story. A 361 square-foot attached ADU is also proposed. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Golden*

Interim Planning Services Manager Golden presented the staff report recommending approval of design review application SC20-0018 subject to the listed findings and conditions and answered a question from Commissioner Kirik.

Project applicant Cornelia Haber presented the project.

The project applicant answered questions from Commissioner Kirik and Vice-Chair Ma.

Public Comment

None.

Chair Blockhus closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission continued design review application SC20-0018 subject to the following direction for design modifications:

- Change the garage door style to match the style of the residence;
- Modify/show the eave overhang on elevations to be consistent with rendering and floor plans; and
- Study the stairway at front elevation to make less pronounced, resulting in a more pronounced entry feature. One suggestion is to recess the stairway, remove the roof that currently divides the 1st/2nd story elements of the exterior vertical wall plane and lengthen the top window (i.e. move down). Suggestion also to add stone veneer at first story (could go up the full first story or same as existing wainscoting).

The motion was approved (5-0) by the following vote:

AYES: Bishop, Blockhus, Harding, Kirik and Ma

NOES: None

Chair Blockhus recused himself for agenda item 5 because he lives within 500 feet of the subject property.

Vice-Chair Ma took the virtual gavel to run the rest of the meeting.

5. SC21-0040 – J. Steve Collum – 610 Teresi Lane

Design Review for a new two-story residence. The project includes 2,393 square feet at the first story and 1,056 square feet at the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. Project Planner: *Liu*

Associate Planner Liu presented the staff report recommending approval of design review application SC21-0040 subject to the listed findings and conditions.

Property owners Guru and Puneet Chahal introduced the project.

Project architect J. Steve Collum of R.H. Associates and Architects provided a project presentation and answered questions from Commissioners Kirik and Bishop.

Vice-Chair Ma asked the property owners if they received any feedback from the neighbors.

The property owners stated they only received feedback from the walked the neighbor through the plan and worked on privacy concerns from the windows and landscaping.

Public Comment

Neighbor Alicia Chen of 625 Teresi Lane spoke in support of the project.

Neighbors Eric and Hannah Zhang of 620 Teresi Lane spoke in support of the project.

Neighbor Fumihiko Ishi of 644 Arboleda Drive stated privacy concerns.