

**Excerpt Architectural Review Committee  
Meeting Minutes of April 4, 2018**

<b>8.A</b>	<b>File No.(s):</b>	<b>PLN2016-12235, PLN2016-12317</b>
	<b>Location:</b>	<b>1075 Pomeroy Avenue</b> , a 12,400 square foot project site located east side of Pomeroy Avenue, approximately 135 feet north of Benton Street, APN: 290-69-079; project site is zoned Low-Density Multiple Dwelling (R3-18D).
	<b>Applicant/Owner:</b>	Daryoush Marhamat
	<b>Request:</b>	<b>Referral from City Council on the Design Review</b> of four two-story single family detached residences; associated with request for Rezoning from Low-Density Multiple Dwelling (R3-18D) to Planned Development (PD), and Tentative Parcel Map ( <i>Continued from the Architectural Committee meeting of March 21, 2018</i> ).
	<b>CEQA Determination:</b>	Mitigated Negative Declaration
	<b>Project Planner:</b>	Steve Le, Assistant Planner
	<b>Recommendation:</b>	<b>Approve</b> , subject to conditions.

Steve Le presented the project with recommendations for approval. The applicant provided a revised plan and response letter to address each of the 13 recommendations. Seven members of the public and two members of the HLC were present. The revisions made by the applicant were well received by nearly all of the residents present. The majority thanked the developer and was very pleased with the concessions made for the project. One to two residents continue to object to the current design even with the majority of the requested changes made by the applicant. Chief concerns by one-two neighbors remain on the setbacks between neighbors to the south and east, parking facility, and the overall architectural design.

**Motion/Action:** Motion to recommend approval of the design was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Suds Jain and unanimously approved by the Architectural Committee (3-0-0-0) with the a condition requiring each proposed garage to remain open and accessible for two parking spaces; and violation of this condition could result in an administrative citation and fine.