



MINUTES

Wednesday, November 29, 2017 – 7:00 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 7:00 P.M.

2. ROLL CALL

The following Committee Members responded to roll call: Council Member Patricia Mahan, Planning Commissioner Mike O'Halloran, Planning Commissioner Suds Jain.

Staff present: Gloria Sciara, Development Review Officer; Rebecca Bustos, Associate Planner; Steve Le, Assistant Planner I.

Applicants, Owners and Public present:

Item 7.A.	PLN2017-12920	136 Brian Lane: Sitanshu Seth, Viraj Ram, Owners.
Item 7.B.	PLN2017-12922	2699 Maplewood Lane: N/A
Item 7.C.	PLN2017-12941	2633 Phillips Avenue: Qui Son, Architect.
Item 7.D.	PLN2017-12849	586 Giannini Drive: Priyanka Aggarwal, Owner.
Item 7.E.	PLN2017-12889	3042 Millar Avenue: Tao Cheng, Owner.
Item 7.F.	PLN2017-12891	3410 Victoria Avenue: N/A
Item 7.G.	PLN2017-12927	3345 Saint Ignatius Place: Ramya Narayanaswamy, Rajech Duggirola, Owners.
Item 8.A.	PLN2017-12931	3677 Magellan Avenue: Sajeew Menon, Owner; Mazi Motamedi, Applicant; Felix Loranzo, Pedro Hernandez Ramos, Neighbors.

Item 8.B. PLN2017-12723 2232 El Camino Real: Elaine Breeze, Applicant; Douglas Olive, Architect for Summer Hill.

Item 8.C. PLN2017-12863 3575 Mauricia Avenue: N/A

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
 - 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.

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.

Motion/Action: Motion to approve items 7.A, 7.B, 7.E, and 7.F on the Consent Calendar was made by Planning Commissioner Suds Jain, seconded by Planning Commissioner Mike O'Halloran and unanimously approved by the Architectural Committee (3-0-0-0).

- 7.A File No.(s):** **PLN2017-12920**
Location: 136 Brian Lane, a 6,126 square foot lot, APN: 296-13-042; property is zoned Single Family (R1-6L).
Applicant: Nadia Pichko, Bolt Design Studio
Owner: Sitanshu Seth
Request: **Architectural review** to allow a 738 square foot addition to an existing four bedroom, two bathroom 1,276 square foot single family residence, resulting in a five bedroom, three bathroom 2,029 square foot residence.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.B File No.(s):** **PLN2017-12922**
Location: 2699 Maplewood Lane, a 10,604 square foot lot, located at the Maplewood Lane cul-de-sac, APN: 294-30-018; property is zoned R1-8L Single Family, Larger Lot Area.
Applicant: Brad Cox
Owner: Rick Hank

Request: **Architectural Review** to allow interior remodel and a 437 square foot first floor addition to the front of an existing 2,653 square foot one-story, four bedroom and three bathroom residence with an existing 469 square foot detached two-car garage, resulting in a five bedroom, three bathroom 3,059 square foot one-story residence with a new mud room connecting the main house to the existing two-car garage.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities

Project Planner: Elaheh Kerachian, Associate Planner

Staff Recommendation: **Approve**, subject to conditions

7.C File No.(s): **PLN2017-12941**

Location: 2633 Phillips Avenue, a 5,501 square foot lot, located on the north side of Phillips Avenue, APN: 290-15-122; property is zoned R1-6L Single Family.

Applicant: Qui T. Son

Owner: Lu Zeng

Request: **Architectural Review** of a 523 square foot addition to an existing 1,490 square foot two bedroom, two bathroom single family residence resulting in a 2,013 square foot four bedroom, four bathroom residence with an existing two-car garage to remain.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities

Project Planner: Rebecca Bustos, Associate Planner

Staff Recommendation: **Approve**, subject to conditions:

Rebecca Bustos presented the project. The Committee expressed concern that the number of master bedrooms and bathrooms could open possibility of renting out individual rooms. This concern was addressed by the owner who explained that their parents will be moving in and occupying the bedrooms. Parking was also a concern.

Motion/Action: Motion to approve was made by Planning Commissioner Mike O'Halloran, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0), subject to the following condition:

- Record a covenant on the property that upon sale of the property, the sliding door to bedroom #4 would be converted to a solid wall or a window.

7.D File No.(s): **PLN2017-12849**

Location: 586 Giannini Drive, a 9,214 square foot lot, located at the southwest corner of Giannini Drive and Pruneridge Avenue, APN: 316-12-097; property is zoned R1-6L Single Family.

Applicant/Owner: Priyanka Aggarwal

Request: **Architectural Review** to allow a 599 square foot first floor addition to the north side of an existing 1,473 square foot one-story, three bedroom and two bathroom residence with 460 square foot two-car garage, resulting in 2,072 square foot one-story home with four bedrooms, three bathrooms, and a den with an existing two-car garage. *(Previously approved at Architectural Committee on October 4, 2017).*

CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures

Project Planner: Elaheh Kerachian, Associate Planner

Staff Recommendation: **Approve**, subject to conditions

Item was pulled by Committee member for clarification regarding the changes of the current project from the previously approved project. Elaheh Kerachian presented the project. The committee reviewed the expansion along the front elevation and approved the item.

Motion/Action: Motion to approve was made by Planning Commissioner Mike O'Halloran, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0).

7.E File No.(s): **PLN2017-12889**
Location: 3042 Millar Avenue, a 5,600 square foot lot, located midblock on Millar Avenue between Santa Cruz Avenue and Calabazas Boulevard, APN: 220-28-032; property is zoned R1-6L Single Family.
Applicant: Anthony Maniscalco
Owner: Tao Cheng
Request: **Architectural Review** of a 485 square foot front addition and interior remodel to create a fourth bedroom and third bathroom for an existing 1,068 square foot single-story residence with a 442 square foot detached garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.F File No.(s): **PLN2017-12891**
Location: 3410 Victoria Avenue, a 5,000 square foot lot on Millar Avenue between Santa Cruz Avenue and Calabazas Boulevard, APN: 220-28-032; property is zoned R1-6L Single Family.
Applicant: California Superior Contractor, Inc.
Owner: Safari Ventures, LLC
Request: **Architectural Review** for the conversion of a family room to create a master bedroom resulting in a fourth bedroom within the existing 1,464 square foot single family residence.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.G File No.(s): **PLN2017-12927**
Location: 3345 Saint Ignatius Place, a 7,666 square foot lot on the Northeast corner of Saint Ignatius Place and Fordham Drive, APN: 220-13-077; property is zoned R1-6L Single Family.
Applicant: Aria Build & Construction.
Owner: Rajesh Duggirala
Request: **Architectural Review** for an internal remodel and relocation of the entrance of an existing three bedroom, two bathroom, 1,422 square foot one-story single family residence with a 444 square foot two-car garage resulting in a four bedroom, three bathroom, 1,502 square foot one-story single family residence with a 405 square foot two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Item was pulled by Committee member for clarification of number of bedrooms. Examination of drawings found that the correct number of bedrooms was entered into the agenda, square footage of the lot was corrected to 7,666 square feet and item was approved.

Motion/Action: Motion to approve was made by Planning Commissioner Mike O'Halloran, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0).

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2017-12931**
Location: 3677 Magellan Avenue, a 6,365 square foot lot, located on the north side of Magellan Avenue between Hillsdale Avenue and La Salle Avenue, APN: 316-16-025; property is zoned Single Family (R1-6L).
Applicant: Mazi Motamedi, Ali's Construction
Owner: Sajeev Menon
Request: **Architectural Review** to allow a 580 square foot first floor addition and a new 1,430 square foot second floor addition to an existing 1,360 square foot one-story, four bedroom and two bathroom residence resulting in a 3,370 square foot two-story home with five bedrooms, five bathrooms and an existing 440 square foot two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Rebecca Bustos presented the project. Neighbors objected to proportions of the house addition, adding that the second story is the size of a separate house and too large compared to the other homes in the neighborhood where homes are one story. Neighbors expressed concern that the addition will change the character of the neighborhood. Increasing the set-back of second story was suggested in addition to reducing the size of the second story.

Motion/Action: Motion to approve was made by Planning Commissioner Mike O'Halloran, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0), subject to the following conditions:

- Reduce size of the second story by reducing the height of the second story, reduce the size of the rooms and reduce overall mass of structure proposed.
- Include landscape plans.

8.B. File No.(s): **PLN2017-12723 (Rezone) and CEQ2016-01009 (MND)**
Location: 2232 El Camino Real, a 2.74 acre project site comprised of two parcels on the south side of El Camino Real between Los Padres Drive and McCormick Drive in the City of Santa Clara, APNs: 290-10-090 and 290-10-091; project site is zoned Community Commercial (CC).
Applicant: Elaine Breeze, SummerHill Apartment Communities
Owner: Gangi Corporation
Request: **Architectural Review** for a four-story mixed-use senior apartment with a wrapped parking structure and ground floor retail on El Camino Real and Anna Drive.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Steve Le presented the project with recommendations for approval. The committee did not express any concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Mike O'Halloran, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0), subject to the following conditions:

- Change Juliet balconies to window boxes
- Implement up-lighting in landscape area and down-lighting where appropriate to minimize upward glare while reducing sky glow.
- Add three additional seats to the patio area in front of northeast retail frontage along El Camino Real.

8.C. File No.(s): **PLN2017-12863**
Location: 3575 Mauricia Avenue, a 6,060 square foot lot, located at the southwest corner of Mauricia Avenue and Gibson Avenue, APN: 296-026-028; property is zoned Single Family (R1-6L).
Applicant: Scott Mendez, Cali Bilt
Owner: Scott Mendez, Cali Bilt
Request: **Architectural Review** of the demolition of an existing 1,116 square foot single-family residence and construction of a two-story residence with four bedrooms, three and one-half bathrooms, and an attached two-car garage. *(Continued from the Architectural Committee meeting of November 1, 2017).*
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Rebecca Bustos presented the project with recommendations for approval and presented the modifications to the plans made since the Committee's initial review. The committee did not express any concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Mike O'Halloran, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0), subject to the following condition:

- Provide an electric vehicle charging station and heat pump.

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. Committee/Board Liaison and Committee Reports
- iv. Committee Activities
- v. Upcoming Agenda Items

10. ADJOURNMENT

The meeting adjourned at 8:40 P.M. The next regular Architectural Committee meeting will be held on Wednesday, December 13, 2017, at 7:00 p.m.

Prepared by:


Gloria Sciarra, AICP
Development Review Officer

Approved:


Andrew Crabtree
Director of Community Development