



AC MINUTES

Wednesday April 17, 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

- The meeting was called to order at 6:25 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Planning Commissioner Steve Kelly and Planning Commissioner Anthony Becker.

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer, Steve Le, Assistant Planner I

Applicants, Owners and Public present:

| | |
|--------------------------------|--|
| Item 7.A. PLN2018-13652 | 648 Robin Drive: Sean Randolph, Owner, Virginia Sincich, Neighbor |
| Item 7.B. PLN2019-13799 | 3398 Victoria Avenue: Wei Shen, Owner |
| Item 7.C. PLN2019-13792 | 3000 Santa Maria Avenue: Robert Vu, Owner |
| Item 7.D. PLN2019-13687 | 2232-2240 El Camino Real: N/A |
| Item 7.E. PLN2019-13706 | 1112 Crowley Avenue: Raja Hithayathullah, Owner |
| Item 7.F. PLN2018-13456 | 403 Dayton Avenue: N/A |
| Item 7.G. PLN2019-13726 | 516 Saratoga Avenue: Julio Aguilar, Alzira Nunes, Owners |

Item 7.H. PLN2019-13780

3333 Stevens Creek Boulevard: N/A

Item 8.A. PLN2019-13777

2525 Armstrong Place: Golam Rasul, Neighbor

Item 8.B. PLN2019-13808

2892 Sycamore Way: Ron Zuccaro, Tanis Zuccaro, Qi Zhu, Jerie Campi, Matt Campi, Paul Gregor, Nancy Fales, Mike Fales, Mitra Lahidji, Jeff Smoker, Mary Smoker, Lou Klein, Vic Kovacevic, Mehrdad Salehi, Linda Wingo, Julie LaFramboise, Mangy Bauman, Jim Bauman, Mary Vernoooy, Matt Vernoooy, Deborah Smith, Danielle Martin, Neighbors

Item 8.C. PLN2019-13752

806 Christopher Court: Ravi Todi, Owner

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:** Planning Commissioner Anthony Becker 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)

- Staff requested that Item 8.B. be heard last. The request was unanimously approved by the Architectural Committee (2-0-0).

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 All Consent Items was made by Planning Commissioner Steve Kelly, seconded by Planning Commissioner Anthony Becker and unanimously approved by the Architectural Committee (2-0-0).

7.A. File No.(s):

PLN2018-13652

Location:

648 Robin Drive, a 5,880 square foot lot, located on the west side of Robin Drive, between Serra avenue and Forbes Avenue
APN: 294-08-011; property is zoned Single-Family Residential (R1-6L).

Applicant: Sanchali Srivastava/ SAN Interior Design
Owner: Sean Randolph
Request: **Architectural Review** to allow an 891 square feet addition to an existing one-story two bedroom, two bathroom 937 square foot single family residence resulting in a one-story four bedroom and three bathroom 1,828 square foot single family residence with an existing 292 square feet one car garage to remain. *Project has an approved variance from the required two covered parking spaces in the R1-6L zoning district.*
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.B. File: **PLN2019-13799**
Location: **3398 Victoria Avenue**, a 6,500 square foot lot at the southeast corner of Victoria Avenue and Nobili Avenue; APN: 220-09-015; property is zoned Single-Family Residential (R1-6L).
Applicant: Ligeng Wang
Owner: Wei Shen
Request: **Architectural Review** of a 532 square foot rear addition to a 1,080 square foot single-story residence with an attached two-car garage, resulting in a new fourth bedroom, third bathroom and a utility room.
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.C. File: **PLN2019-13792**
Location: **3000 Santa Maria Avenue**, a 5,977 square foot lot at the southwest side of Santa Maria Avenue and Francis Avenue; APN: 220-24-106; property is zoned Single-Family Residential (R1-6L).
Applicant: Leonora Alfonso
Owner: Robert Vu
Request: **Architectural Review** to allow a conversion of an existing family room into a new fourth bedroom and third bathroom in the existing single-story 1,322 square foot residence with an attached two-car garage.
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.D. File: **PLN2019-13687 (PLN2017-12723)**
Location: **2232-2240 El Camino Real**, a 2.74 acre project site comprised of two parcels on the south side of El Camino Real between Los Padres Blvd. and McCormack Drive, APNs: 290-10-090 and 290-10-091; project site is zoned Planned Development (PD).
Applicant: Elaine Breeze, SummerHill Apartment Communities
Owner: SummerHill Apartment Communities
Request: **Two-Year Time Extension** request for a previous architectural approval of 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: Adopted Mitigated Negative Declaration (MND)
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

- 7.E. **File No.(s):** PLN2019-13706
Location: 1112 Crowley Avenue, a 6,534 square foot lot at the southwest intersection of Crowley Avenue and Wallace Street; APN: 290-15-051; property is zoned Single-Family Residential (R1-6L).
Applicant/Owner: Raja Hithayathullah
Request: **Architectural Review** to permit a 949 square foot addition to the front, rear and sides of an existing three bedroom and two bathroom 1,616 square foot house, resulting in a five bedroom and four bathroom house with an existing attached two car garage to remain. *The proposal includes a requested Minor Modification to allow reduced 15-foot rear yard setback (to replace existing sunroom in rear yard setback).*
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.F. **File No.(s):** PLN2018-13456
Location: 403 Dayton Avenue, a 8,470 square foot lot located on the east side of Dayton Avenue between Clinton Avenue and Rosemont Drive; APN: 296-02-033; property is zoned Single-Family Residential (R1-6L).
Applicant: Azadeh Masrour / AMS Designs
Owner: Bharathi and Venkat Gorthi
Request: **Architecture Review** to allow complete demolition of an existing three bedroom two bathroom 1,091 square foot one-story residence with an attached 502 square foot two car garage and proposed construction of a 3,482 square foot four bedroom and four bathroom two-story residence with 440 square foot attached two-car garage and a 1,074 square foot two-story attached accessory dwelling unit.
CEQA Determination: Categorically Exempt per Section 15303, New Construction o Conversion of Small Structures
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.G. **File No.(s):** PLN2019-13726
Location: 516 Saratoga Avenue, a 11,714 square foot lot, located on the west side of Saratoga Avenue, approximately 280 feet north of Robin Drive APN: 294-06-074; property is zoned Single-Family Residential (R1-6L).
Applicant: Julio C. Aguilar
Owner: Alzira J. Nunes
Request: **Architectural Review** to allow a 744 square feet addition to an existing one-story three bedroom, two bathroom 1,850 square foot single family residence resulting in a one-story four bedroom and two bathroom 2,594 square foot single family residence with an existing 460 square feet two car garage to remain. *The proposal includes a Minor Modification to reduce the rear yard setback from a minimum of 20' to 15'-1".*
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.H. File No.(s): **PLN2019-13780**
Location: **3333 Stevens Creek Boulevard**, a 2.4 acre site located at the northwest corner of Stevens Creek Boulevard and North Henry Avenue; APN: 303-19-089; property is zoned Thoroughfare Commercial (CT).
Applicant: Ware Malcomb
Owner: Penske Automotive Group, Inc
Request: **Architectural Review** of a proposed wall sign on the east elevation of an existing building. *The proposal includes a requested Minor Modification to permit the proposed wall sign placement at a 41-foot, nine-inch overall height where 35 feet is the maximum allowed.*
CEQA Determination: Categorically Exempt per CEQA 15311, Accessory Structures
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Recommend Approval of Minor Modification** to Zoning Administrator and **Approve** design, subject to conditions

8. PUBLIC HEARING ITEMS

8.A. File: **PLN2019-13777**
Location: **2525 Armstrong Place**, a 7,755 square foot lot at the northwest side of Armstrong Place before it turns into Hart Avenue; APN: 294-14-034; property is zoned Single-Family Residential (R1-6L).
Applicant: Reza Norouzi
Owner: Man-Chung Lam
Request: **Architectural Review** of the proposed demolition of a 1,718 square foot three bedrooms and two bathrooms residence with an attached two-car garage, and construct a new 3,044 square foot single-story residence with four bedrooms, and three bathrooms with an attached two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Assistant Planner I Steve Le presented the project with recommendations for approval. There were no public comments. The Committee expressed support for the proposal.

Motion/Action: Motion to continue the project to the next Architectural Committee meeting was made by Planning Commissioner Steve Kelly and seconded by Planning Commissioner Anthony Becker and unanimously approved by the Architectural Committee (2-0-0).

8.B. File: **PLN2019-13808**
Location: **2892 Sycamore Way**, a 11,589 square foot lot at the southwest side of Sycamore Way before it turns into Bancroft Street; APN: 293-21-010; property is zoned Single-Family Residential (R1-6L).
Applicant: Masoud Bashi
Owner: Lei Xu
Request: **Architectural Review** of the proposed demolition of a 2,197 square foot four bedrooms and two bathrooms residence with an attached two-car garage, and proposed construction of a new 3,450 square foot two-story residence with five bedrooms, and five and a half bathrooms with an attached two-car garage.

CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Assistant Planner I Steve Le presented the project with recommendations for approval. Approximately 15 neighbors were present, but six members spoke to express their concern regarding poor property management of short-term rental, waste management, overcrowded occupancy, tenant sleeping in car, excessive on-street parking, privacy from balconies and windows, exterior material, and porch height. Following public testimony, the Committee deliberated and continued the project for redesign with the following four recommendations:

1. Reduce bathroom count to three and a half bathrooms.
2. All second-story side (except at staircase) windows must have a minimum five-foot window sill height.
3. Integrate more hip-style roof or horizontal gable-style roof to closely match the roof form in the neighborhood.
4. Incorporate similar external building materials or design in the neighborhood into the building façade.

Motion/Action: Motion made by Planning Commissioner Anthony Becker and seconded by Planning Commissioner Steve Kelly to continue the project to a date not certain. The motion was unanimously approved by the Architectural Committee (2-0-0).

8.C. File No.(s): **PLN2019-13752**
Location: **806 Christopher Court**, a 10,260 square foot lot on the south side of side of Christopher Court approximately 170 feet south of Miles Drive; APN: 290-25-013; property is zoned Single-Family Residential (R1-6L).
Applicant: Indy Chadha, IBC Engineering
Owner: Ravi Todi
Request: **Architectural Review** of a first and second floor addition to a 1,47C square foot, three bedroom and two bath residence with a 438 square foot attached garage; resulting in a 2,934 square foot, four bedroom and three bath home with 522 square foot attached patio and an attached 1,012 square, two-story two bedroom and one bath accessory dwelling unit. Project includes interior remodel of the home and reduction in the size of the garage to 425 square feet.
CEQA Determination: Categorically exempt per Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Development Review Officer Gloria Sciara presented the project with recommendations for approval. There were no public comments. The Committee found the project compliant with City of Santa Clara Design Guidelines for second floor and expressed support for the proposal.

Motion/Action: Motion to approve as presented was made by Planning Commissioner Steve Kelly and seconded by Planning Commissioner Anthony Becker, and unanimously approved by the Architectural Committee (2-0-0).

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 8:08 p.m. The next regular Architectural Committee meeting will be held on Wednesday, May 15, 2019, at 6:00 p.m.

Prepared by: *Gloria Sciara*
Gloria Sciara, AICP
Development Review Officer

Approved: *Reena Brilliot*
Reena Brilliot
Planning Manager