



## **MINUTES**

**Wednesday, October 3, 2018 – 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 6:00 p.m.

#### **2. ROLL CALL**

The following Committee Members responded to roll call: Council Member Teresa O'Neill, Planning Commissioner Lance Saleme, and Planning Commissioner Steve Kelly (Alternate).

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer, Debby Fernandez, Associate Planner and Ela Kerachian, Associate Planner.

Applicants, Owners and Public present:

**Item 7.A. PLN2018-13511**

**741 San Miguel Avenue: N/A**

**Item 8.A. PLN2018-13353**

**2200 Lawson Lane: N/A**

**Item 8.B. PLN2018-13452**

**2192 Forbes Avenue: Linda Copidd, Debbie Hirsch, Virginia Sineich, Neighbors.**

**Item 8.C. PLN2018-13316**

**594 Saratoga Avenue: Jingrong Lin, Owner.**

**Item 8.D. PLN2018-13404**

**3256 El Sobrante Street: Prema Pinto, Neighbor.**

Item 8.E. PLN2018-13166

3895 Stevens Creek Blvd: Quin Wu, Aecom.

Item 8.F. PLN2017-12638

1935 Graham Lane: Alex & Marlene, Jackson Lu, Kassa Designs, Benny Barbero, Sean Pan, Abdul Vahal, Shun Su, Amin Qazi, Owners.

### 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:** Commissioner O'Neill 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)

- 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 Consent Item 7.A. was made by Planning Commissioner Kelly and seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0).

<b>7.A. File No.(s):</b>	<b>PLN2018-13511</b>
<b>Location:</b>	<b>741 San Miguel Avenue</b> , a 5,990 square-foot parcel located on the east side of San Miguel Avenue, approximately 225 feet south of Hart Avenue, APN: 294-15-054; property is zoned Single Family Residential (R1-6L).
<b>Applicant:</b>	GKW Architects, Inc.
<b>Owner:</b>	Sean Pan
<b>Request:</b>	<b>Architectural Review</b> of the proposed remodel of an existing three-bedroom and two-bathroom, 1,535 square foot home, resulting in a four-bedroom and two-bathroom house, with an existing 373 square foot detached two-car garage to remain.

**CEQA Determination:** Categorically Exempt per CEQA Section 15301 – Existing Facilities  
**Project Planner:** Jeff Schwilk, AICP, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

## 8. PUBLIC HEARING ITEMS

**8.A. File No.(s):** **PLN2018-13353 and CEQ2018-01053**  
**Location:** **2200 Lawson Lane**, a 7.55 acre project site bounded by Lawson Lane to the west and east, Central Expressway to the south and San Tomas Expressway to the west, APN: 224-44-024; property is zoned Planned Development (PD).  
**Applicant:** John Duquette, Arc Tec, Inc.  
**Owner:** The Sobrato Organization  
**Request:** **Working Session for Architectural Review** of the proposed parking garage and associated project consisting of a modified development proposal to construct a five-story 244,655 square foot office building, a two-story 19,175 square foot amenity building, parking structure with two subgrade levels and six above grade levels, surface parking (979 total parking spaces) and site landscaping as part of Phase 2 of the Lawson Lane Office Development Phase. Project includes a Modification to increase building area of the amenity building and height of the parking garage. *Approved Project allows for development of a five-story 306,900 square foot office building, two-story 17,158 square foot commons building, four-story parking structure, surface parking (1,126 total parking spaces), and site landscaping on the West Campus.*  
**CEQA Determination:** **Continued from September 19, 2018.**  
**Project Planner:** Addendum to Mitigated Negative Declaration  
**Staff Recommendation:** Debby Fernandez, Associate Planner  
**Provide comments and direction on parking structure design**

Associate Planner Debby Fernandez provided an overview of the Committee's discussion and direction to the applicant at the September 19, 2018 Architectural Committee meeting. The applicant's representative and project architect, Craig Ameleh, then introduced various design schemes under consideration for integration into the design of the parking structure. A discussion followed regarding design preferences, materials and use of lighting in the design. The Committee conveyed their support of the direction, materials, and lighting concepts presented and continued the project to the Architectural Committee meeting of November 7, 2018 for review of a final preferred design. There were no public comments.

**Motion/Action:** Motion to continue to November 7<sup>th</sup> meeting was made by Planning Commissioner Kelly, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0).

**8.B. File No.(s):** **PLN2018-13452**  
**Location:** **2192 Forbes Avenue**, an 8,855 square-foot parcel located on the southeast corner of Forbes Avenue and Robin Drive, APN: 294-06-032; property is zoned Single Family Residential (R1-6L).  
**Applicant:** Amin Adil Qazi  
**Owner:** Abdulvahab Syed  
**Request:** Request: Demolition of 1,378 square-foot portion of an existing 2,526 square foot residence and the construction of a single-story addition and new second story resulting in a four bedroom, four

**CEQA Determination:** bathroom 3,276 square foot main residence with an attached two car garage and a 1,148 square foot attached accessory unit. Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures.  
**Project Planner:** Rebecca Bustos, Associate Planner  
**Staff Recommendation:** **Approve**, subject to design modification conditions

Development Review Officer Gloria Sciara presented the project. There were no public comments.

**Motion/Action:** Motion to approve was made by Planning Commissioner Kelly, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0-0), subject to the following condition.

- Increase second story setbacks to five feet and re-orient the second story addition.

**8.C. File No.(s):** **PLN2018-13316**  
**Location:** **594 Saratoga Avenue**, a 7,420 square-foot corner parcel located on the west side of Fallon Avenue, at the intersection of Saratoga Avenue and Market Street, APN: 269-32-001; property is zoned Single Family Residential (R1-6L).  
**Applicant/Owner:** Jingrong Liu  
**Request:** **Architectural Review** of a proposed remodel and addition to an existing three-bedroom and one-bathroom, 1,732 square foot home, resulting in a 2,499 square foot, four-bedroom and three and one-half bathroom home including an existing attached 2-car garage to remain.  
**CEQA Determination:** Categorically Exempt per CEQA Section 15303 – New Construction or Conversion of Small Structures  
**Project Planner:** Jeff Schwilk, AICP, 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 did not express any concerns.

**Motion/Action:** Motion to approve was made by Planning Commissioner Kelly, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0-0), subject to the following condition:

- Remove the concrete pavement and brick pavers within the street right-of-way parkstrip planters along Saratoga Avenue and Fallon Avenue frontages, and consult with the City Arborist to restore landscape ground cover and install new replacement street trees in these planters.

**8.D. File No.(s):** **PLN2018-13404**  
**Location:** **3256 El Sobrante Street**, a 7,500 square foot lot, located south of El Sobrante Street, APN: 290-19-074; property is zoned Single Family Residential (R1-6L).  
**Applicant:** Jackson Lu  
**Owner:** Zhu Feng Ge  
**Request:** **Architectural Review** to allow demolition of an existing 1,380 square foot two bedroom one bath residence to allow construction of 3,030 square foot two-story three bedroom and three and a half bathroom residence with an attached 447 square foot two-car garage and an attached 672 square foot two bedroom one bathroom accessory unit.

**CEQA Determination:** Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures.  
**Project Planner:** Elaheh Kerachian, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

Associate Planner Ela Kerachian presented the project with recommendations for approval. There was a public comment regarding the dust issue during construction.

**Motion/Action:** Motion to approve was made by Planning Commissioner Kelly, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0-0) subject to the following conditions:

- Maintain the landscape buffer between the neighbor's driveway and the project's proposed driveway.
- The front setback to be landscaped by 35%.
- Balcony depth not to be more than 4 feet.
- Two trees to be planted in front of the property.
- Dust control plans to be implemented during construction.

**8.E. File No.(s):** **PLN2018-13166**  
**Location:** **3895 Stevens Creek Blvd**, an approximately 35,633 square foot lot located at the northeast corner of Saratoga Avenue and Stevens Creek Boulevard, APN: 303-23-044; property is zoned Thoroughfare Commercial.  
**Applicant:** Steve Brescia  
**Owner:** McDonald's Corporation  
**Request:** **Architectural Review** of exterior design alterations to an existing 4,328 square foot commercial building (McDonald's restaurant).  
**CEQA Determination:** Categorical exemption per Section 15301, Existing Facilities  
**Project Planner:** Elaheh Kerachian, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

Associate Planner Ela Kerachian presented the project with recommendations for approval. There were no public comments. The committee recommended restriping of the parking lot within the site boundary.

**Motion/Action:** Motion to approve was made by Planning Commissioner Kelly, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0-0).

**8.F. File No.(s):** **PLN2017-12638**  
**Location:** **1935 Graham Lane**, a 6,000 square-foot parcel located on the northeast corner of Graham Lane and Castro Place, APN: 224-12-055; property is zoned Single Family Residential (R1-6L).  
**Applicant:** Kassa Designs  
**Owner:** Daljit and Jatinder Dhariwal  
**Request:** **Architectural Review** of a 357 square foot first floor addition and 1,416 square foot second story addition to an existing single story four-bedroom and two-bathroom, 1,452 square foot home, resulting in a 3,225 square foot, four-bedroom and two-bathroom home, with reconfigured 360 square foot attached garage.  
**CEQA Determination:** Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures.  
**Project Planner:** Yen Han Chen, Associate Planner  
**Staff Recommendation:** **Continue for Redesign**

Development Review Officer Gloria Sciara presented the project. Staff recommends the project be continued for redesign due to the inconsistency of the project with the City's Single Family Design Guidelines. Staff identified massing of the second story, use of multiple large arched windows on the front elevation on both stories as inconsistent with the Design Guidelines and neighborhood. Staff also stated the building of the home in comparison to the neighborhood is much larger and therefore not compatible. The applicant agreed to redesign the project based on the feedback from staff and the committee. There were no public comments. The committee concurred with the staff concerns.

**Motion/Action:** Motion to Continue for Redesign was made by Planning Commissioner Kelly, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0-0).

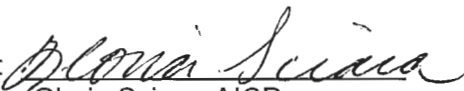
## 9. OTHER BUSINESS

### 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 8:45 p.m. The next regular Architectural Committee meeting will be held on Wednesday, November 7, at 6:00 p.m.

Prepared by:   
Gloria Sciara, AICP  
Development Review Officer

Approved:   
Reena Brilliot  
Planning Manager

I:\PLANNING\2018VAC 2018\10.03.2018