



**MINUTES
Wednesday, July 20, 2016 – 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 Teresa O'Neill, Planning Commissioner Raj Chahal, and Planning Commissioner Michael O'Halloran.

Staff present: Architectural Committee Liaison/ Associate Planner Yen Chen, Assistant Planner Steve Le, and Planning Intern II McKenzie Darr

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
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)
 - Item 8G was taken out of order and heard after Item 8C.

1. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

2. 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.

- None

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2015-11586 / CEQ2015-01202**
Project Title: 3200 Scott Boulevard Office Redevelopment Project
Location: 3226 Scott Boulevard, a 2.73-acre project site on the southeast corner of Scott Boulevard and Olcott Street, APN: 224-46-006; property is zoned Light Industrial (ML)
Applicant: Verse Design
Owner: MDY Properties Inc.
Request: **Architectural Review** to allow the development of a six-story 230,500 square foot office development with five-level above ground and two level subterranean parking garage and landscaping; **Adoption of a Mitigated Negative Declaration (MND);** and **Zoning Administrator Modification** for increase building height to 87'- 6" where 70'-0" is allowed. The proposal includes demolition of the existing office buildings totaling approximately 21,000 square feet.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Mr. Chen presented the project and provided the recommended conditions of approval from June 28, 2016 Project Clearance Committee. The Committee reviewed the IS/MND and supporting documents. The Committee then reviewed the response to comments letters received on the IS/MND. The applicant provided an overview of the project and materials palette. Mr. Donahue commented during public comment. He asked for clarification on the landscape plan and future improvements along the public right-of-way. Mr. Chen noted that new trees were conditioned to be upsized to 48" box trees. He also noted that right-of-way landscaping is subject to the City Public Works and County Roads and Airports Departments. Mr. Chen noted that the conditions of approval were generated through the review by the City Departments.

Motion/Action: The Architectural Committee adopted the Mitigated Negative Declaration and approved the project as submitted (3-0-0-0).

8.B. File No(s): **PLN2016-11986**
Location: 3493 Gibson Avenue, a 6,060 square foot lot located approximately 140 feet east of the intersection of Gibson Ct. and Gibson Avenue, APN: 296-19-008; property is zoned R1-6L Single Family
Applicant: Lin Yuan
Owner: Murali Gubbala
Request: **Architectural Review** to allow the demolition of an existing 2,268 square foot, two story house with four bedrooms and three and one-half baths and the construction of a new, 5,712 square foot house with a basement, five bedrooms, four full baths, and two one-half baths.
CEQA determination: Categorical Exemption per CEQA Section 15303(a), New Construction or Conversion of Small Structures
Project Planner: McKenzie Darr, Planning Intern
Staff Recommendation: **Deny**

Ms. Darr reviewed the project as submitted and noted staff concerns pertaining to the design's deviations from the Single Family Residential Design Guidelines. Neighbors expressed concerns related to privacy, massing, neighborhood compatibility, and adherence to the Design Guidelines; neighbors also voiced support for investment in the community. The Committee expressed concerns pertaining to privacy and neighborhood fit.

Motion/Action: The Architectural Committee recommended that the project be redesigned based on the following recommendations (3-0-0-0):

1. Non-egress windows on the sides of the second story should be clerestory.
2. The front façade should be modified to increase neighborhood fit and compatibility with the Design Guidelines.
3. The volume and bulk of the proposal should be reduced.

8.C. File No(s): **PLN2016-11996**
Location: 2681 Estella Drive, a 7,840 square foot lot located approximately 80 feet east from the intersection of Estella Drive and Buckingham Drive, APN: 294-37-030; property is zoned R1-8L-Single-Family
Applicant: Jimmy Chang
Owner: Sung Soo Yoon
Request: **Architectural Review** to allow a 1,058 square foot first and second story addition to an existing 2,775 square foot, two story home with four bedrooms and three bathrooms, resulting in a 3,808 square foot two-story home with five bedrooms and four and one half bathrooms.
CEQA determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: McKenzie Darr, Planning Intern
Staff Recommendation: **Approve**, subject to conditions

Ms. Darr presented the project, noting that the materials on the front façade were atypical of the community. The applicant offered more detail about the mix of materials, and neighbors did not voice objections to the material. Neighbors did express concern about the onsite parking being reduced as a result of the driveway being shortened due to the garage door relocation. Neighbors also expressed concern about a fence that has already been put up around the property. The Committee noted that the roof element of the front porch was out of scale with the garage roof height.

Motion/Action: The Architectural Committee approved the project as submitted to the following conditions (3-0-0-0):

1. The fence currently around the property shall be removed until the building permit is issued.
2. The final plans should be redlined to stipulate that the garage shall remain open for parking.
3. The front porch should be reduced in height to match the garage pitch height.

8.D. File No(s): **PLN2016-11912**
Location: 185 North Cypress Avenue, a 9,295 square foot parcel located near the intersection of North Cypress Avenue and Stevens Creek Boulevard, APN: 303-21-007; property is zoned R1-6L-Single Family
Applicant: Alexander Angkawijaya
Owner: Ravindra and Girija Rao
Request: **Architectural Review** to allow 792 square foot front and rear addition to an existing 1,675 square foot resulting in a 2,467 square foot single story home with four bedrooms and three bathrooms and a detached garage of 530 square foot. Also, **addition of a 603 square foot secondary accessory building** to the existing detached garage to the rear of the property.
CEQA determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Fahteen Khan, Assistant Planner I
Staff Recommendation: **Approve**, subject to approval

Mr. Chen presented the project. The Committee reviewed letter submitted by James Claas. He noted concerns over the location of skylights and the design of the front porch. Neighbors present for the discussion noted concerns about the tree canopy on North Cypress Avenue and the recent removal of a diseased street tree on the property. Neighbors also noted some concern about the roof style of the proposal.

Motion/Action: The Architectural Committee approved the project subject to the following conditions (2-0-1-0, O'Halloran abstained):

1. A tree is to be planted in the rear yard. The owner will maintain the tree in the front yard and will replace the tree if it is removed.

8.E. File No(s): **PLN2016-12043**
Location: 2582 Amethyst Drive, a 5,591 square foot lot located approximately 235 feet east from the intersection of Glade Drive and Amethyst Drive, APN: 216-22-058; property is zoned R1-6L-Single-Family
Applicant: Guillermo Segura
Owner: Guillermo Segura
Request: **Architectural Review** to allow a 1,706 square foot first and second story addition to an existing 1,701 square foot, three bedroom and two bathroom home, resulting in a 3,407 square foot two story home with five bedrooms, three and a half bathrooms, an attached garage, and a new detached garage. The project also includes a **Zoning Administrator Modification** request to reduce the driveway width from 10 feet to eight feet six inches
CEQA determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Mr. Le presented the project and noted the lack of a step in from the first floor to the second floor along the eastern wall. The Committee expressed concern about this as well, noting the massive appearance of the proposal from the front.

Motion/Action: The Architectural Committee approved the project subject to the following conditions (3-0-0-0):

1. The eastern second story wall will be stepped in three feet from the first floor wall. No relocation of the stairs is required, however, the step in will begin after the stairs.

8.F. File No(s): **PLN2016-12042**
Location: 613 Hudson Drive, a 6,365 square foot lot located approximately 180 feet northeast of the intersection of Hudson Drive and Pruneridge Avenue, APN: 316-11-046; property is zoned R1-6L-Single Family
Applicant: Himabindu Vuppula
Owner: Himabindu Vuppula
Request: **Architectural Review** to allow a 325.5 square foot addition to an existing 2,165.4 square foot residence with four bedrooms and two bathroom residence, resulting in a 2458.5 square foot residence (demolition of 32 square foot porch) with four bedrooms and three bathrooms.
CEQA determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: McKenzie Darr, Planning Intern
Staff Recommendation: **Approve**, subject to conditions

Ms. Darr presented the project. There were no concerns expressed by staff, neighbors, or Committee members.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

8.G. File No(s): **PLN2015-11584**
Location: 167 Claremont Avenue, a 6,038 square foot lot located on the east side of Claremont Street approximately 20 feet south of Elmhurst Avenue, APN: 296-16-016; property is zoned R1-6L-Single Family

Applicant/Owner: Qian Huang
Request: **Architectural Review** to allow demolition of an existing 1,401 square foot three bedroom, two bathroom, one-story residence with a 400 square foot attached two-car garage to construct a 3,203 square foot six bedroom, five bathroom, two-story residence with a 399 square foot attached two-car garage.
CEQA determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: Deny

Mr. Chen presented the project, noting staff concerns pertaining to inconsistency with the Design Guidelines and lack of neighborhood compatibility. The public raised concerns about the same issues as staff had identified and about the historic character of the midcentury modern architecture of the existing home and surrounding neighborhood. Members of the public also voiced support for reinvestment in the community. The Committee expressed concerns pertaining to the massing and bulk of the proposal, inconsistencies with the Design Guidelines, and a lack of neighborhood compatibility, due to both the architectural design and the mass of the proposal.

Motion/Action: The Architectural Committee recommended that the project be redesigned based on the following recommendations (3-0-0-0):

1. Redesign front façade and bulk/mass to increase consistency with the Design Guidelines and neighborhood compatibility.

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Report of the Liaison from the Planning and Inspection Department
- iii. Committee/Board Liaison and Committee Reports
- iv. Committee Activities
- v. Upcoming Agenda Items

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on August 17, 2016, at 7:00 p.m.

Prepared by:


McKenzie Darr
Planning Intern II

Approved:


Gloria Sciara, AICP
Development Review Officer