



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING AGENDA**

Wednesday, January 21, 2015 – 6:00 P.M.

**CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050**

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

2. ROLL CALL

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)

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.

7.A. File No.(s): **PLN2014-10746**
Location: 3468 Cabrillo Avenue, a 5,508 square foot lot located mid-block on Cabrillo Avenue, APN: 220-10-105; property is zoned R1-6L-Single-Family
Applicant: Creative Idea Inc.
Owner: Jack Huh
Request: **Architectural Review** to allow demolition of existing sheds and covered porch and construct a 447 square foot addition resulting into four bedroom 2,124 square foot single story residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern
Recommendation: **Approve**

7.B. File No.(s): **PLN2014-10799**
Location: 1422 Rosalie Drive, a 8,190 square foot lot located at mid-block on Rosalie Drive near the intersection of Rosalie Drive and Anna Drive, APN: 290-08-065; property is zoned R1-6L-Single-Family
Applicant: Hau-Ching Liao
Owner: Taimei Yeh
Request: **Architectural Review** to allow interior improvement to an existing one story single family residence resulting into a residence with potentially five bedrooms. No exterior changes are proposed.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**

7.C. File No.(s): **PLN2014-10814**
Location: 78 Michael Way, a 6,353 square foot lot located mid-block on Michael Way, APN: 296-15-052; property is zoned R1-6L-Single-Family
Applicant: Zsuzsanna Cionca
Owner: Ashish Chotai
Request: **Architectural Review** to allow a 624 square addition to an existing 1,861 square foot house resulting into a 2,497 square foot one-story four bedroom residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern
Recommendation: **Approve**

7.D. File No.(s): **PLN2014-10838**
Location: 151 Brian Lane, a 5,663 square foot lot located at mid-block on Brian Lane, APN: 296-13-030; property is zoned R1-6L-Single-Family
Applicant/Owner: Avinash Naidu

Request: **Architectural Review** to allow a 485 square foot addition to an existing 1,616 square foot single story residence resulting into a four bedroom 2,101 square foot residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**

*****END OF CONSENT CALENDAR*****

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10536**
Location: 1373 Benton Street, a 7,637 square foot parcel located at the intersection of Madison Street and Monroe Street, APN: 269-13-065; property is zoned R1-6L (Single-Family)
Applicant: Janice Kamachi
Owner: Desiderio Rodrigues
Request: **Architectural Review** to allow legalization of a sun room into a laundry room to the rear of the house, interior improvements, and development of a new habitable basement with one great room and a full bathroom. The project includes demolition of demising walls erected in the habitable basement without permits to make bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve, subject to conditions**

8.B. File No.(s): **PLN2014-10538**
Location: 3772 Carlisle Avenue, a 6,732 square foot lot located approximately 100 feet east from the intersection of Giannini Drive and Carlisle Avenue, APN: 316-11-026; property is zoned R1-6L-Single-Family
Applicant: Georgiy Novisky
Owner: Mr. Yang
Request: **Architectural Review** to allow the demolition of the existing 1,248 square foot home and build a new two-story 3,304 square foot five bedroom residence. *(Continued from December 17, 2014 Architectural Committee Meeting)*
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Chen, Associate Planner
Recommendation: **Continue, for a redesign**

8.C. File No.(s): **PLN2014-10672**
Location: 4703 Mangrum Drive, a 6,000 square foot lot located mid-block on Mangrum Drive, APN: 097-17-024; property is zoned R1-6L-Single-Family
Applicant: Tuong Tran
Owner: Susan Trinh
Request: **Architectural Review** to allow a one- and two- story addition to an existing 2,317 square foot house resulting

- into a 3,284 square foot two story home with potential six bedrooms.
- CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
- Project Planner: Gregory Qwan, Planning Intern
- Recommendation: **Approve, subject to conditions**
- 8.D.** File No.(s): **PLN2014-10647**
- Location: 1149 Scott Boulevard, a 7,800 square foot lot located approximately 70 feet north from the intersection of Scott Boulevard and Benton Street, APN: 269-11-065; property is zoned R1-6L-Single-Family
- Applicant: Mark Bayob
- Owner: Myong Ha Kang
- Request: **Architectural Review** to allow demolition of an existing non-permitted accessory structure to the rear of the property and addition of a 448 square foot one story room to the rear of the existing 1,920 square foot house resulting into a four bedroom 2,368 square foot residence.
- CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
- Project Planner: Shaun Lacey, AICP, Assistant Planner II
- Recommendation: **Approve, subject to conditions**
- 8.E.** File No.(s): **PLN2014-10706**
- Location: 1091 Kiely Boulevard, a 6,922 square foot lot located at the intersection of Kiely Boulevard and Benton Street, APN: 290-28-006; property is zoned R1-6L-Single-Family
- Applicant/Owner: Shih H Chen
- Request: **Architectural Review** to allow a 580 square foot one and two story addition to an existing 2,070 square foot house resulting into a potential five bedroom 2,157 square foot residence.
- CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
- Project Planner: Shaun Lacey, AICP, Assistant Planner II
- Recommendation: **Continue, for a redesign**
- 8.F.** File No.(s): **PLN2014-10735**
- Location: 189 Brookside Avenue, a 14,374 square foot lot located at the intersection of Brookside Avenue and Forest Avenue, APN: 303-22-001; property is zoned R1-6L-Single-Family
- Applicant/Owner: Eron Jokipii
- Request: **Architectural Review** to allow demolition of the existing 1,300 square foot single family residence and construct a new 1,816 square foot two story residence with a new full basement and potentially four bedrooms, 615 square foot detached garage, and a 633 square foot accessory dwelling unit.
- CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction

Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Continue, for a redesign**

8.G. File No.(s): **PLN2014-10786**
Location: 2615 Meadowbrook Drive, a 7,210 square foot lot located at mid-block on Meadowbrook Drive near the intersection of Meadowbrook Drive and Amethyst Drive, APN: 216-19-076; property is zoned R1-6L-Single-Family
Applicant: Kenny Yip and Jing Xiao
Owner: Zhen Ming Zeng
Request: **Architectural Review** to allow a one story 1,725 square foot addition to an existing 1,150 square foot residence resulting into five bedroom 2,875 square foot residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Recommendation: **Approve, subject to conditions**

8.H. File No.(s): **PLN2014-10803**
Location: 3448 Cecil Avenue, a 8,276 square foot lot located near the intersection of Cecil Avenue and Tyler Avenue, APN: 303-20-043; property is zoned R1-6L-Single-Family
Applicant: Peter Luckiewicz
Owner: Becky King
Request: **Architectural Review** to legalize and allow a new 558 square foot accessory dwelling unit resulting into a fifth bedroom. The property currently has 1,472 square foot main house and 703 square foot garage and workshop in the rear yard.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve, subject to conditions**

8.I. File No.(s): **PLN2014-10805**
Location: 2359 Harrison Street, a 7,428 square foot lot located at the intersection of Harrison Street and Barbara Drive, APN: 290-08-052; property is zoned R1-6L-Single-Family
Applicant: Aaron Winkebleck
Owner: James and Mary Volore
Request: **Architectural Review** to allow a 585 square foot accessory dwelling unit **Zoning Administrator Modifications** to allow reduction in the rear yard and street side yard setback to 15 feet and 11 feet four inches.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Recommendation: **Approve, subject to conditions**

8.J. File No.(s): **PLN2014-10808**
Location: 3314 Marchese Court, a 5,130 square foot lot located at the corner of Marchese Court and Marchese Way, APN: 216-24-038; property is zoned R1-6L-Single-Family
Applicant: Dung Dong
Owner: Vinh Vo
Request: **Architectural Review** to allow a 610 square one story addition to an existing 1,535 square foot single story residence resulting in a four bedroom 2,145 square foot home.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern
Recommendation: **Approve, subject to conditions**

8.K. File No.(s): **PLN2014-10824**
Location: 410 North Winchester Boulevard, a 1.34 acre parcel located at the intersection of Winchester Boulevard and Sunny Vista Drive, APN: 303-02-013; property is zoned OA-Professional Office
Applicant: James L Zak
Owner: Anine Untiedt
Request: **Architectural Review** of exterior tenant improvements including a new port cochere and entry canopy.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Continue, for a redesign**


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 February 4, 2015, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Steve Lynch, AICP
City Planner