



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING AGENDA**
Wednesday, March 18, 2015 – 7:00 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): **PLN2015-10940**
Location: 1711 Briarwood Road, a 5,454 square foot lot located approximately 60 feet north from the intersection of Warburton Avenue and Briarwood Road, APN: 220-05-002; property is zoned R1-6L - Single-Family
Applicant: Antonio Rizon
Owner: Jitendra Patil
Request: **Architectural Review** to allow conversion of the existing garage into living space and adding a new garage and porch addition totaling 440 square feet resulting into a four bedroom 2,149 square foot single story residence. The existing residence is 1,700 square feet in area.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: **Approve**

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2013-10061**
Location: 1780 Santa Clara Street, a 9,000 square foot parcel located on the southeast corner of Winchester Boulevard and Santa Clara Street, APN: 269-34-049; property is zoned R1-6L-Single-Family
Applicant/Owner: Mohammad Ibrahim
Request: **Architectural Review** to allow 235 square foot one story addition to an existing 1,000 square foot single family residence and a new 639 square foot accessory dwelling unit resulting into a 1,236 square foot four bedroom residence with a one bedroom accessory dwelling unit.
CEQA Determination: **Categorically Exempt** per CEQA Section 15331, Historical Resource Restoration/Rehabilitation
Project Planner: Gregory Qwan, Planning Intern II
Recommendation: **Approve, subject to conditions**

8.B. File No.(s): **PLN2014-10456**
Location: 297 Bel Ayre Drive, a 20,131 square foot parcel located at the intersection of Bel Ayre Drive and Cecil Avenue, APN: 303-21-040; property is zoned PD-Planned Development
Applicant/Owner: John Faylor
Request: **Architectural Review** to allow development of two newly created lots as follows: Lot 1 – 6,793 square foot parcel to be developed with 2,705 square foot one story four bedroom residence and Lot 2 – 13,339 square foot parcel be developed with a new two story 5,250 square foot single family residence with potential seven bedrooms, a 640 square foot accessory structure and 350 square foot garage attached to the accessory structure.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction
Project Planner: Shaun Lacey, AICP, Assistant Planner II

Recommendation: **Approve, subject to conditions**

8.C. File No.(s): **PLN2015-10882**
Location: 137 N. Cypress Avenue, a 9,925 square foot lot located approximately 244 feet south from the intersection of Forest Avenue and North Cypress Avenue, APN: 303-21-003; property is zoned R1-6L-Single-Family

Applicant/Owner: Brian Gregory
Request: **Architectural Review** to allow a 1,945 square foot addition to an existing 1,771 square foot house resulting into a 3,716 square foot single story residence with four bedrooms.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Gregory Qwan, Planner Intern II
Recommendation: **Approve, subject to conditions**

8.D. File No.(s): **PLN2015-10893**
Location: 4722 Burke Drive, a 6,000 square foot lot located 120 feet south from the intersection of Hogan Drive and Burke Drive, APN: 097-17-002; property is zoned R1-6L-Single Family

Applicant/Owner: Behrooz Rezai
Request: **Architectural Review** to allow a 1,774 square foot first and second story addition to an existing 1,453 square foot house resulting into a 3,227 square foot six bedroom residence.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Gregory Qwan, Planner Intern II
Recommendation: **Approve, subject to conditions**

8.E. File No.(s): **PLN2015-10943**
Location: 3201 Catalina Avenue, a 6,923 square foot parcel located at the intersection of Catalina Avenue and Live Oak Drive, 290-43-022; property is zoned R1-6L-Single Family

Applicant: Matt Tollick
Owner: Mohammed Saier
Request: **Architectural Review** to allow a 316 square foot second story addition to an existing 2,282 square foot single story residence resulting into a new 2,598 square foot two story residence with four bedrooms.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Steve Le, Planning Intern II
Recommendation: **Approve, subject to conditions**

8.F. File No.(s): **PLN2015-10952**
Location: 2529 Hayward Drive, a 5,502 square foot lot located mid-block on Hayward Drive near the intersection of Hayward

Drive and White Drive, APN: 290-31-048; property is zoned R1-6L-Single Family

Applicant: Nick Bui
Owner: Tiffany Chen
Request: **Architectural Review** to allow a one story 464 square foot addition to the existing 1,583 square foot residence resulting into a potential four bedroom 2,047 square foot residence.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Steve Le, Planning Intern II
Recommendation: Approve, subject to conditions

8.G. File No.(s): **PLN2015-10969**
Location: 2851 Mark Avenue, a 5,500 square foot parcel mid-block on Mark Avenue near the intersection of Mark Avenue and Francis Avenue, APN: 220-27-021; property is zoned R1-6L-Single Family

Applicant: Leo Li
Owner: Luisa Chu
Request: **Architectural Review** to allow a 995 square foot first and second story addition to an existing 1,687 square foot resulting into 2,682 square foot two story home with four bedrooms.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Steve Le, Planning Intern II
Recommendation: Approve, subject to conditions

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 April 15, 2015, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciarra, AICP
Development Review Officer