



City of Santa Clara
**ARCHITECTURAL COMMITTEE
MEETING AGENDA**
Wednesday, May 13, 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.

- None

8. PUBLIC HEARING ITEMS

- 8.A.** File No.(s): **PLN2014-10765**
Location: 1480 Main Street, a 0.34 acre parcel, located at the southwest corner of Main Street and El Camino Real, APN: 269-05-107; property is zoned PD-Planned Development
- Applicant/Owner: Mehdi Shahmirza
Request: **Architectural Review** to allow the construction of a three story mixed use project consisting of 12 residential apartment units and approximately 1,000 square foot of ground floor retail, parking, and other improvements.
- CEQA Determination: **Categorically Exemption** per CEQA Section 15332, In-Fill Development Projects.
- Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: Approve, subject to conditions
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- 8.B.** 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 426 square foot second story addition to an existing 2,282 square foot single story residence resulting into a new 2,708 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
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- 8.C.** File No.(s): **PLN2015-11010**
Location: 3074 McKinley Drive, a 5,000 square foot parcel located on the south side of McKinley Drive approximately 70 feet east of Woodhams Drive, APN: 296-37-018; property is zoned R1-6L-Single-Family
- Applicant: Mark Neil Bayog, MAK Design Group, LLC
Owner: Ravikiran Thirumalai
Request: **Architectural Review** to allow 537 square foot addition to an existing 1,640 square foot single story home, resulting to a 2,177 square foot four bedroom residence.
- CEQA Determination: **Categorically Exemption** per CEQA Section 15301, Existing Facilities
- Project Planner: Debby Fernandez, Associate Planner
Recommendation: Approve, subject to conditions
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- 8.D.** File No.(s): **PLN2015-11038**
Location: 3415 Kenyon Drive, a 6,000 square foot parcel located approximately 113 feet west from the intersection of Cambridge Drive and Kenyon Drive, APN(s): 293-06-050; property is zoned R1-6L-Single-Family

Applicant/Owner: Jeffrey Yee
Request: **Architectural Review** to allow a 1,233 square foot one and two story addition and 67 square foot demolition to an existing 1,631 square foot house resulting into a 2,797 square foot potential five bedroom two-story house.
CEQA Determination: **Categorically Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Recommendation: Approve, subject to conditions

8.E. File No.(s): **PLN2015-11068**
Location: 2725 El Camino Real, a 1.15 acre parcel located approximately 550 feet east from the intersection of Bowers Avenue and El Camino Real, APN: 216-01-040; property is zoned CT-Thoroughfare Commercial
Applicant: Viet Q. Truong
Owner: University Avenue Partners Camino LLC.
Request: **Architectural Review** to allow façade upgrades, new landscaping, site accessibility, and other improvements at an existing shopping center.
CEQA Determination: **Categorically Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: Approve, subject to conditions

8.F. File No.(s): **PLN2015-11075**
Location: 1705 Lexington Street, a 7.575 square foot lot located at the intersection of Lexington Street and N. Winchester Boulevard, APN: 269-19-042; property is zoned R1-6L-Single-Family
Applicant: Jose Jimenez
Owner: Monica Bernardo
Request: **Architectural Review** to allow a new 639 square foot accessory dwelling unit attached to the existing garage resulting into a property with three bedrooms. The main house is 1,034 square feet one story residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structure
Project Planner: Gregory Qwan, Planning Intern II
Recommendation: Approve, subject to conditions

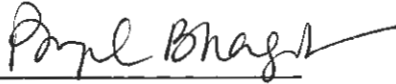
9. OTHER BUSINESS

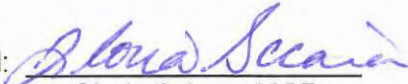
9.A. Committee Procedures and Staff Communications

- 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 June 3, 2015, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II/AC Liaison

Approved: 
Gloria Sciara, AICP
Development Review Officer