



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING AGENDA
Wednesday, June 24, 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): **PLN2015-11077**
Location: 427 Jefferson Street, a 7,650 square foot parcel located on the east side of Jefferson Street approximately 200 feet south of Bellomy Street, APN: 269-41-012; property is zoned R1-6L-Single-Family
Applicant: Richard Haro
Owner: Susan Lacy
Request: **Architectural Review** to allow a new 640 square foot accessory dwelling unit attached to an existing detached garage resulting in a property with four bedrooms.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Recommendation: **Approve**

7.B. File No.(s): **PLN2015-11092**
Location: 393 Jefferson Street, a 7,369 square foot parcel located east side of Jefferson Street approximately 300 feet south of Bellomy Street, APN: 269-41-010; property is zoned R1-6L-Single-Family
Applicant: Eric Beckstrom, Beckstrom Architecture
Owner: Daniel Miller
Request: **Architectural Review** to allow a 746 square foot single story addition to an existing 1,532 square foot home, resulting into a 2,278 square foot four bedroom residence.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities and Section 15331, Historic Resource Rehabilitation
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve**

7.C. File No.(s): **PLN2015-11147**
Location: 2831 Humbolt Avenue, a 9,314 square foot parcel located approximately 79 feet west from the intersection of Kiely Boulevard and Humbolt Avenue, APN: 290-18-018; property is zoned R1-6L-Single-Family
Applicant: JF Consulting
Owner: Deena Kondubhatla
Request: **Architectural Review** to allow a new detached 462 square foot two car garage and 640 square foot accessory dwelling unit. The main house is 1,862 square feet, and the property would have four total bedrooms.
CEQA Determination: **Categorical Exemption** per CEQA Section 15303, New Construction
Project Planner: Steve Le, Planning Intern II
Recommendation: **Approve**

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10413**
Location: 49 Linden Drive, a 6,464 square foot parcel located on the east side of Linden Drive, approximately 140 feet south of

Applicant: Park Court, APN: 269-51-054; property is zoned R1-6L-
Single Family
Owner: SC Design Group
Request: Fengcai Li
Architectural Review to allow a 1,053 square foot one
story addition to an existing 1,425 square foot home
resulting in a 2,478 square foot residence with four
bedrooms.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301,
Existing Facilities
Project Planner: Jeff Schwilk, Associate Planner
Recommendation: Approve, subject to conditions

8.B. File No.(s): **PLN2014-10456 and PLN2015-11166**
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: Michelle Miner
Owner: John Faylor
Request: **Architectural Review** for a modification to a previously
approved project allowing removal of three trees and
amendment to the site plan to shift the 640 square foot
guest house to a new location. (*Approved at March 18,
2015 Architectural Committee Meeting*)
CEQA Determination: **Categorical Exemption** per CEQA Section 15303, New
Construction
Project Planner: Jeff Schwilk, Associate Planner
Recommendation: Approve, subject to conditions

8.C. File No.(s): **PLN2015-10929**
Location: 1240 Lewis Street, a 4,021 square foot parcel located on
the south side of Lewis Street, approximately 115 feet west
of Jackson Street, APN: 269-03-090; property is zoned R1-
6L-Single-Family
Applicant/Owner: Silvio Canudo
Request: **Architectural Review** to allow a 704 square foot new
second story to an existing 784 square foot single story
home with a basement resulting into a 1,488 square foot
two story house with three bedrooms.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301,
Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Recommendation: Approve, subject to conditions

8.D. File No.(s): **PLN2015-10979**
Location: 754 Jill Avenue, a 8,856 square foot parcel located mid-
block between Pruneridge Avenue and Fernwood Avenue,
APN: 303-16-038; property is zoned R1-6L-Single-Family
Applicant: Evelyn Nguyen
Owner: Daniel Ni

Request: **Architectural Review** to allow a 200 square foot addition to an existing detached garage and converting it into a 640 square foot accessory dwelling unit and a 400 square foot carport addition in front of the new accessory dwelling unit. The main house is 1,685 square feet with three bedrooms. The proposal will result a total of four bedrooms on the property.

CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Historical Resource Rehabilitation

Project Planner: Steve Le, Planning Intern II

Recommendation: Approve, subject to conditions

8.E. File No.(s): **PLN2015-11101**
Location: 1732 Los Padres Boulevard, a 5,919 square foot parcel located at the intersection of Los Padres Boulevard and Thompson Place, APN: 224-13-049; property is zoned R1-6L-Single-Family

Applicant: Linda Hinkle
Owner: Kingsley Chen
Request: **Architectural Review** to allow a 464 square foot one story and 1,257 square foot new second story addition to an existing 1,523 square foot single story single family residence resulting into a 3,244 square foot two story home with five bedrooms.

CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities

Project Planner: Gregory Qwan, Planning Intern II

Recommendation: Approve, subject to conditions

8.F. File No.(s): **PLN2015-11136**
Location: 2582 Elliot Court, a 6,970 square foot parcel located at the intersection of Elliot Street and Elliot Court, APN: 216-11-025; property is zoned R1-6L-Single-Family

Applicant/Owner: Dinesh Solanki
Request: **Architectural Review and Zoning Administrator Modification** for a reduced rear yard setback to allow a 793 square foot rear yard addition and 75 square foot new porch addition to an existing 1,714 square foot single story residence, resulting into a one story 2,582 square foot potentially six bedroom home.

CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities

Project Planner: Steve Le, Planning Intern II

Recommendation: Approve, subject to conditions

8.G. File No.(s): **PLN2015-11187**
Location: 2855 Stevens Creek Boulevard, a 7.5 acre parcel located at north-east corner of the intersection of North Winchester Boulevard and Stevens Creek Boulevard, APN: 274-43-080; property is zoned CC-Community Commercial

Applicant/Owner: Scot Vallee, Westfield LLC

Request: **Architectural Review and Zoning Administrator Modification** to reduce the front yard setback and allow the construction of a 15,500 square foot two story bank along Stevens Creek Boulevard in conjunction with site improvements such as parking and landscaping.

CEQA Determination: **Valley Fair Master Plan EIR**
Project Planner: John Davidson, Principal Planner
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 July 22, 2015, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II/AC Liaison

Approved: 
Gloria Sciara, AICP
Development Review Officer