



AGENDA
Wednesday, July 22, 2015 – 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

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): **PLN2014-10320 / PLN2014-10543**
Location: 1701 Lawrence Road, a 0.52 acre parcel at the northeast corner of Lawrence Road and Warburton Avenue, (APN: 220-04-040); property is zoned Planned Development (PD)
Applicant: Antony Joma, Joma Studio Architects
Owner: Ali Mozaffari
Request: **Architectural Review** of a nine-unit attached townhome development with a private street
CEQA Determination: Categorical Exemption per CEQA Section 15332, Infill Development
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.B. File No.(s): **PLN2015-11080**
Location: 746 Malarin Avenue, a 5,500 square foot parcel located mid-block on Malarin Avenue near the intersection of Serra Avenue and Malarin Avenue, APN: 294-17-016; property is zoned R1-6L-Single-Family
Applicant: Leopold Van Den Eynde
Owner: Jamal and Kariann Boudi
Request: **Architectural Review** to allow 105 square foot one story and 1,832 square foot second story addition to an existing single story 2,049 square foot residence, resulting in a 3,986 square foot potentially six bedroom house. *(Continued from 6/3/15 Architectural Committee for redesign)*
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

8.C. File No.(s): **PLN2015-10972**
Location: 1597 Main Street, a 5,662 square foot parcel located at the intersection of Main Street and Civic Center Drive, (APN: 224-28-056); property is zoned Single-Family Residential (R1-6L)
Applicant: Rick & Holly Hartman
Owner: Brando & Jennifer Nguyen
Request: **Architectural Review** to allow a two-story addition onto a historically-eligible structure
CEQA Determination: Categorical Exemption per CEQA Section 15331–Historical Resource Rehabilitation
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.D. File No.(s): **PLN2015-11163**
Location: 3020 Pruneridge Avenue, an 8,761 square foot parcel located approximately 90 feet east of Woodhams Road, (APN: 296-29-002); property is zoned Single-Family Residential (R1-6L)
Applicant: A.R.E. Design Group

Owner: Laksminalayana Mandaleeka
Request: **Architectural Review** to allow a 612 square foot addition to an existing 2,473 square foot home resulting in a 3,085 square foot residence with four bedrooms
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan., Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

8.E. File No.(s): **PLN2015-11169**
Location: 3096 San Juan Avenue, a 5,990 square foot parcel located approximately 475 feet west of Monroe Street, (APN: 220-22-047); property is zoned Single-Family Residential (R1-6L)
Applicant/Owner: Mei Nuan Lin
Request: **Architectural Review** to allow a 594 square foot addition to an existing 1,460 square foot home, resulting in a 2,054 square foot residence with four bedrooms
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

8.F. File No.(s): **PLN2015-11170**
Location: 410 Lafayette Way, a 10,268 square foot parcel located on the west side of Lafayette Way approximately 60 feet north of Poplar Street, (APN: 269-43-045); property is zoned R1-6L-Single-Family
Applicant: Salvatore Caruso
Owner: Autumn, LLC
Request: **Architectural Review** to allow a 551 square foot basement addition and 243 square foot first floor expansion to an existing 3,332 square foot home, resulting in a 4,126 square foot residence new with five potential bedrooms and new construction of a 480 square foot replacement detached garage
CEQA Determination: Categorical Exemption per CEQA Section 15331, Historical Resource Rehabilitation
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.G. File No.(s): **PLN2015-11173**
Location: 2118 Ventura Place, a 9,544 square foot parcel located on the south side of Ventura Place approximately 220 feet west of Santa Cruz Avenue, (APN: 220-23-025); property is zoned R1-6L-Single-Family
Applicant: Lisa Tse
Owner: Leonid Arbuzov
Request: **Architectural Review** to allow an 839 square foot first floor expansion and 834 second story addition to an existing 1,936 square foot home, resulting in a 3,609 square foot residence with four bedrooms
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities

Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Continue for redesign**

8.H. File No.(s): **PLN2015-11202**
Location: 637 Bancroft Street, a 6,885 square foot parcel located on the east side of Bancroft Street, approximately 240 feet north of Forbes Avenue, (APN: 293-23-038); property is zoned R1-6L-Single-Family
Applicant/Owner: Jocelyn Reynoso
Request: **Architectural Review** to allow 417 square feet of ground floor front and rear additions to an existing two-story 2,106 square foot home, resulting in a 2,523 square foot five- bedroom residence
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.I. File No.(s): **PLN2015-11203**
Location: 219 Kit Carson Court, a 5,700 square foot parcel located on the east side of Lit Carson Court approximately 190 feet south of Cypress Avenue, (APN: 303-13-033); property is zoned R1-6L-Single-Family
Applicant/Owner: John and Allison Money
Request: **Architectural Review** to allow a 934 square foot one story addition to an existing 1,586 square foot home, resulting in a 2,520 square foot four bedroom residence and **Modification** to increase maximum lot coverage from 40 to 44 percent and reduce minimum rear yard setback from 20 to 15 feet
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve modified project**, subject to conditions

8.J. File No.(s): **PLN2015-11222**
Location: 4155 Stevens Creek Boulevard, a 2.49 acre parcel located on the north side of Stevens Creek Boulevard, at the intersection of Stevens Creek Boulevard and Kiely Boulevard, (APN: 294-35-023); property is zoned CT-Thoroughfare Commercial
Applicant: Penske Automotive Group
Owner: Wesley E. Behel, Jr. 2012 Trust
Request: **Architectural Review** to allow replacement of two existing ground signs along Stevens Creek Boulevard with a new 30-foot tall twin pole pylon sign
CEQA Determination: Categorical Exemption per CEQA Section 15311, Accessory Structures
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.K. File No.(s): **PLN2015-11244**
Location: 1648 Los Padres Boulevard, a 5,943 square foot parcel located on the northwest corner of Los Padres and Bray Avenue, (APN: 224-14-025); property is zoned R1-6L-Single-Family
Applicant: Hau-Ching Liao, LHC Design Inc.
Owner: Frank Hsiao
Request: **Architectural Review** to allow a 476 square foot addition to an existing 1,049 square foot home, resulting in a 1,525 square foot four bedroom residence
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

9. OTHER BUSINESS

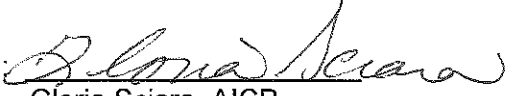
9.A. Committee Procedures and Staff Communications

- 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 August 19, 2015, at 7:00 p.m.

Prepared by: 
 Debby Fernandez
 Associate Planner/Acting AC Liaison

Approved: 
 Gloria Sciara, AICP
 Development Review Officer