



AGENDA

Wednesday, October 07, 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): **PLN2013-10111**
Location: 166 Saratoga Avenue, a 74,052 square foot parcel located near the southwest corner of Saratoga Avenue and San Tomas Expressway, APN: 294-38-001
Applicant/Owner: Kelsey Barclay, The New Home Company
Request: **Architectural Review** of 33 for-sale three-story townhomes with floor plans ranging from 1,463 square feet to 1,879 square feet. The City Council approved the project on December 9, 2014
CEQA Determination: Previously approved **Mitigated Negative Declaration**
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.B. File No.(s): **PLN2015-10886**
Location: 92 Claremont Avenue, a 6,934 square foot parcel located at the intersection of Bennett Avenue and Claremont Avenue, APN: 296-17-005; property is zoned R1-6L-Single Family
Applicant/Owner: Wen Chun Wang
Request: **Architectural Review** to allow 279 square foot one story and 1,451 square foot second story addition to an existing 1,996 square foot one story residence resulting into a 3,726 square foot four bedroom house
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.C. File No.(s): **PLN2015-11253**
Location: 222 Rodonovan Drive, a 8,616 square foot lot located approximately 200 feet north from the intersection of Mauricia Avenue and Rodonovan Drive, APN: 296-08-048; property is zoned R1-6L-Single-Family
Applicant/Owner: Yuan Lin
Request: **Architectural Review** to allow an 878 square foot one story addition to the rear of an existing 2,116 square foot home, resulting into a 2,994 square foot four bedroom residence and **Zoning Administrator Modification** to allow a decrease in the allowable side yard setback to two feet four and a half inches and increase the height to 12' 6" for the existing accessory structure in the rear yard. The proposal also includes a request to legalize the 171 square foot accessory structure. *(Continued from the September 16, 2015 Architectural Committee Meeting)*
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Approve**

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 October 28, 2015, at 7:00 p.m.

Prepared by: Payal Bhagat
Payal Bhagat
Associate Planner/ AC Liaison

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer