



MINUTES

Wednesday, December 16, 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

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Councilmember Teresa O'Neil, Planning Commissioner Raj Chahal and Planning Commissioner Mike O'Halloran.

Staff present: Payal Bhagat, Architectural Committee Liaison/Associate Planner, Debby Fernandez, Associate Planner, and Gregory Qwan, Planning Intern II.

3. DISTRIBUTION OF AGENDA

Copies of the current agenda were made available by the Planning Division office on the Friday afternoon preceding the meeting and were also available at the Committee meeting.

4. DECLARATION OF COMMITTEE PROCEDURES

Councilmember O'Neil reviewed the Committee procedures for those present.

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)
- None

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

- None

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): **PLN2012-09540 and CEQ2012-01149**
Location: 3610 and 3640 (3700) El Camino Real, a 12.6 acre project site located at the southwest corner of El Camino Real and Lawrence Expressway, APN(s): 313-06-004 and -002; property is zoned PD-Planned Development
Applicant: Essex Property Trust
Owner: Santa Clara Square, LLC
Request: **Architectural Review** to allow the demolition of the existing retail store and fast food restaurant and development of a mixed use project consisting of 476 apartment units and up to 108,000 square feet of retail space, associated parking, landscaping, and site improvements.
CEQA Determination: Previously approved Environmental Impact Report (SCH#2013042025)
Project Planner(s): Gloria Sciara, AICP, Development Review Officer and Payal Bhagat, Associate Planner
Staff Recommendation: **Approve**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 500 feet. Representatives for the project included the project architects. Community members Doug Hosking, Neru, Hal, Loretta Beavers, and Keith Stattenfield also participated in discussion of this item.

Ms. Bhagat reviewed the proposal and noted that only the residential component of the mixed use project is being presented at the meeting. She noted that the retail component of the project and the planned sign program for the entire development would be brought forward to the Architectural Committee for review at a later date. She noted that staff would send out proper notices of any upcoming public hearings associated with the project.

The project applicant presented the project design and landscape scheme. The neighbors asked for clarification on the setback between the rear property line and the proposed buildings, the location of the balconies, height of the proposed buildings, and location and types of windows. The Committee did not express any concerns regarding the proposed design for the residential component of the project.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

8.B. File No.(s): **PLN2015-11111**
Location: 1055 Helen Avenue, a 10,117 square foot lot located on the west side of Helen Avenue approximately 300 feet north of El Camino Real, APN: 213-37-006; property is zoned PD-Planned Development
Applicant: Antony Joma, Joma Studio Architects
Owner: Mehdi Sadri
Request: **Architectural Review** to allow the construction of four, three-story attached townhomes, a private street, landscaping, and other on-site improvements.
CEQA Determination: Categorical Exemption per CEQA Section 15332, Infill Development
Project Planner: Debby Fernandez, Associate Planner

Staff Recommendation: Approve

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representatives for the proposal included the architect and the property owner.

Ms. Fernandez provided an overview of the project and noted that the applicant has revised the plans to accommodate the additional guest parking space that the City Council wanted added to the project as part of the rezoning approval. The Committee reviewed the location of landscaping, windows, and facade treatments.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

8.C. File No.(s): **PLN2015-11160**
Location: 2582 Amethyst Drive, a 5,591 square foot lot located approximately 235 feet west from the intersection of Glade Drive and Amethyst Drive, APN: 216-22-058; property is zoned R1-6L-Single-Family
Applicant/Owner: Guillermo Segura
Request: **Architectural Review** to allow a 533 square foot one story addition to an existing 1,701 square foot, three bedroom and two bathroom home, resulting into a 2,234 square foot one story home with three bedrooms and two bathrooms. The project includes a Zoning Administrator Modification request to reduce the driveway width from 10 feet to eight feet six inches.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: Deny

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representatives for the project included the architect and the property owner.

Mr. Qwan reviewed the proposal and noted that staff has identified inconsistencies between the proposal and the design guidelines with respect to the proposed overall height, the design of the roof, and the lack of a front porch. The applicant noted that there were several homes in the neighborhood with similar design. The Committee agreed with staff's concerns and noted that the house was too tall for a one story home, and that it did not conform to the Single Family and Duplex Residential Design Guidelines.

Motion/Action: The Architectural Committee continued the project for a redesign and provided the following recommendations (3-0-0-0):

1. Applicant shall revise the plans to include an entry feature that would add a distinguishing character to the house,
2. Applicant shall redesign the roof such that the overall height of the structure as measured from the finished grade is maximum 18 feet,
3. Applicant shall redesign the project such that the revised proposal provides greater articulation, improves the façade and entrance design, and reduces the mass and bulk of the home, and
4. The Committee noted that they would support a Zoning Administrator Modification to allow a minor increase in lot coverage to allow a porch addition.

8.D. File No.(s): **PLN2015-11603**
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 expansion of an existing 1515 square foot unfinished/non-habitable basement space and repurposing the new 2,086 square foot basement space to habitable living area consisting of one full bathroom, one bedroom and a game/home theater room, and a utility room; and, a 243 square foot first floor addition to the existing 1816± one story home living space resulting in a 4,126 square foot residence with four bedrooms and three bathrooms; and demolition of an existing 508 square foot garage and replacement with a new 480 square foot two car detached garage, and three on-site paved parking spaces.

CEQA Determination: Categorical Exemption per CEQA Section 15331, Historical Resource
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: Continue for redesign

Notice: The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 300 feet. Representatives for the project included applicant and the property owner. Member of the community including Hudson Washburn, Mark Kelsey, Lou Faria, Gail Corbus, Claudia Daw, and John Ferrick also participated in the discussion related to this item.

Ms. Fernandez provided a brief overview of the history of the proposal and previous actions taken on the project. She explained the changes made to the project based on Planning Commission's recommendations. Following staff's presentation, the applicant explained the changes he had made to the proposal following the direction provided by the Planning Commission. The community members present at the meeting raised several concerns regarding the proposal. The concerns included the project being converted into student rental housing due to its proximity to the existing sorority home and the university, increased noise, vandalism of the neighbor's property, intensification of the lot, and no recourse for the community should the property turn into rental housing. Council member O'Neil noted that it is inappropriate to deny a project based on speculation. Committee member Chahal noted that he would like the project redesigned such that only 50 percent of the basement was improved. The Committee noted that proposal met the development standards outlined in the zoning district and the changes recommended by Planning Commission.

Motion/Action: The Architectural Committee approved the project as submitted (2-1-0-0, Chahal opposed).

8.E. File No.(s): **PLN2015-11384 and CEQ2015-01199**
Location: 3535 Garrett Drive, a 5.69 acre parcel located at the intersection of Garrett Drive and Tannery Way, APN: 216-31-077; property is zoned ML-Light Industrial
Applicant/Owner: Jane Vaughan, Menlo Equities
Request: **Architectural Review** to allow the development of a new 310,540 square foot building along with a 1,035 parking spaces in a three level garage, and other on-site improvements. The proposal includes demolition of the existing 118,800 square foot industrial building.
CEQA Determination: Previously approved Mitigated Negative Declaration
Project Planner: Payal Bhagat, Associate Planner
Staff Recommendation: Approve

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 500 feet. Representation for this project included the applicant.

Ms. Bhagat reviewed the proposal. The applicant noted that the materials used in the new building is consistent with the other buildings on the campus as the company leasing the project wanted consistency

between all the buildings they occupied. The applicant noted that the project site was the future headquarters for Palo Alto Networks Inc. The Committee did not express any concerns regarding the proposed design.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

8.F. File No.(s): **PLN2015-11439**
Location: 160 N. Cypress Avenue, a 11,681 square foot lot located mid-block on Cypress Avenue between Forest Avenue and Cecil Avenue, APN: 303-20-059; property is zoned R1-6L-Single-Family
Applicant: David Perng
Owner: 1012 Wilmington Way LLC
Request: **Architectural Review** to allow 1,453 square foot one story front and rear yard addition to an existing 2,116 square foot, three bedroom, two bathroom residence resulting into a 3,584 square foot one story home with four bedrooms and three and a half bathrooms and two car garage. *(Project previously approved in a five bedroom configuration at the October 28, 2015 Architectural Committee Meeting)*
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the property owners. Community members including James Cloas, Michelle, Corinne Celio, Jane Matulich, and Rex Liu also participated in review of this item.

Ms. Bhagat outlined all the changes made to the project design including reducing the height of the front elevation, and reconfiguring the floor plan to achieve four bedroom and three and half bathrooms. She noted that front porch element is still tall compared to other adjacent residences in the neighborhood. The community members were thankful that the proposal had changes to reduce the number of bedrooms and bathrooms, and the design had changed to eliminate the originally proposed dormers as part of the roof. The Committee did not express any concerns regarding the proposed design. Committee member O'Halloran noted that he wanted the project to retain the additional parking space previously required by the Committee, even though the revised project is proposing a reduction in the total number of bedrooms.

Motion/Action: The Architectural Committee approved the project as submitted (2-1-0-0, O'Halloran opposed).

8.G. File No.(s): **PLN2015-11474**
Location: 2716 Estella Drive, a 8,165 square foot parcel located approximately 84 feet west from the intersection of Estella Drive and Buckingham Drive, APN: 294-33-010; property is zoned R1-8L- Single Family
Applicant: Aditi Mukherjee
Owner: Vrishali-Sanjay Modi
Request: **Architectural Review** to allow 1,598 square foot first and second story addition to an existing 2,207 square foot, four bedroom and two bathroom residence, resulting in a 3,805 square foot two story home with potential seven bedrooms and five bathrooms;. The project includes a Zoning Administrator Modification to allow proposed porch to encroach five inches into required 20 feet front yard setback.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representatives for the proposal included the property owner and applicant.

Mr. Qwan reviewed the proposal. Ms. Bhagat noted that the proposal includes the use of two different roof pitches. The Committee noted that the house had a potential of seven bedrooms and was only providing two parking spaces which is consistent with the requirements of the Santa Clara City Code. The Committee recommended approval of the requested modification to the front yard setback.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

8.H. File No.(s): **PLN2015-11515**
Location: 401 Rosemont Drive, a 5,663 square foot parcel located mid-block on Rosemont Drive near the intersection of Clinton Avenue and Rosemont Drive, APNs: 296-03-018; property is zoned R1-6L- Single Family
Applicant: Sharvila Patadia
Owner: Tai Peng Lee
Request: **Architectural Review** to allow a 533 square foot first story addition to an existing 1,520 square foot, three bedroom and two bathroom residence, resulting in a 2,053 square foot one story home with four bedrooms and two bathrooms. The project includes a Zoning Administrator Modification to allow a reduction in garage width from 20 feet to 18 feet and a reduction in side yard setback from required five feet to four feet 11 inches.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Approve**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. The applicant was present.

Mr. Qwan reviewed the proposal. The Committee did not express any concerns regarding the proposed design. The Committee also recommended that the Zoning Administrator approve the requested modification to the garage width required to enclose the existing car port.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

8.I. File No.(s): **PLN2015-11516**
Location: 331 Rosemont Drive, a 6,615 square foot parcel located on the south side of Rosemont Drive approximately 150 feet east of Dayton Avenue, APNs: 296-03-011; property is zoned R1-6L- Single Family
Applicant: Seema Shenvi
Owner: Handoko Chendra
Request: **Architectural Review** to allow a garage conversion into living area, which creates a fourth bedroom. The proposal includes a 441 square foot addition to the existing 1,392 square foot three bedroom home resulting in a 1,833 square foot residence. A new 527 square foot carport will be added in front of the existing garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. The applicant was present.

Ms. Bhagat reviewed the proposal. The Committee noted that the proposed carport had a flat roof over it. Ms. Bhagat noted that a flat roof carport was a predominant feature that existed in the neighborhood, and was therefore consistent with the architectural character of the neighborhood.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

8.J. File No.(s): **PLN2015-11530**
Location: 564 Hickory Place, a 6,660 square foot parcel located on the southeast of the Sutter Elementary School and approximately 150 feet south of the intersection of Hickory Place and Hickory Court, APN: 293-14-026; property is zoned R1-6L- Single Family
Applicant/Owner: Dylan Taffe
Request: **Architectural Review** to allow a 243 square foot one story addition to an existing 1,493 square foot, four bedrooms and two bathrooms residence, resulting in a 1,736 square foot single story home with up to five bedrooms and two bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. The property owner was present at the meeting.

Ms. Bhagat reviewed the proposal and noted that staff did not have any concerns. The Committee noted that they did not have any concerns regarding the proposed project or the Zoning Administrator modification request.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

8.K. File No.(s): **PLN2015-11536**
Location: 2442 Raggio Avenue, a 5,916 square foot parcel located approximately 125 feet west from the intersection of Raggio Avenue and Laine Avenue, APNs: 216-04-023; property is zoned R1-6L- Single Family
Applicant/Owner: Sabrina Dong
Request: **Architectural Review** to allow a 724 square foot one story addition to an existing three bedroom and one bathroom 1,495 square foot home, resulting into a 2,219 square foot residence with four bedrooms and three bathrooms. The proposal includes a Zoning Administrator Modification request to reduce the garage length from 19 feet, seven inches to 17 feet, two inches.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Associate Planner
Staff Recommendation: **Approve**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Property owner was present at the meeting.

Ms. Bhagat reviewed the proposal and noted the proposed height of the porch was inconsistent with the porches in the neighborhood. The Committee concurred with staff's recommendations.

Motion/Action: The Architectural Committee approved the project subject to the following condition (3-0-0-0):

1. Applicant shall redesign the elevation such that the entrance porch is reduced by at least one and a half feet as measured from the finish grade.

8.L. File No.(s): **PLN2015-11540**
Location: 448 Los Padres Boulevard, a 5,890 square foot lot located on the south side of Los Padres Boulevard approximately 265 west of Bohannon Drive, APN: 303-10-006; property is zoned R1-6L- Single Family
Applicant: Nickolas Sosa
Owner: Brett Klehn
Request: **Architectural Review** to allow a 687 square foot addition to an existing three bedroom and one bathroom 1,680 square foot home, resulting in a 2,367 square foot residence with four bedrooms and two bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: Approve

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. The property owner was present at the meeting.

Ms. Bhagat reviewed the proposal. The Committee did not express any concerns regarding the proposal.

Motion/Action: The Architectural Committee approved the project as submitted (3-0-0-0).

8.M. File No.(s): **PLN2015-11554**
Location: 2176 El Capitan Avenue, an 11,761 square foot lot located on the north side of El Capitan Avenue, approximately 220 feet west of Los Padres Boulevard, APN: 224-31-003; property is zoned R1-6L- Single Family
Applicant/Owner: Iqbaluddin Syed
Request: **Architectural Review** to allow a 527 square foot addition to an existing four bedroom and two bathroom 1,786 square foot home resulting in a 2,313 square foot residence with five bedrooms and three bathrooms, and also a proposed detached one bedroom and one bathroom 617 square foot accessory unit.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities and Section 15303 New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, Associate Planner
Staff Recommendation: Approve, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the property owner.

Ms. Bhagat reviewed the proposal and noted that because of the shape of the lot and location of the addition, the proposed new front porch will be less visible from the street. She noted that the fence along the rear property line is setback towards the house because the property backs on to Monroe Street and there is a public utility easement along the rear property line. Since that area is currently unkempt, staff recommended a condition of approval of the project to install permanent irrigation and landscaping (shrubs and bushes) in the easement area. The Committee did not express any concerns regarding the proposal or the recommended condition.

Motion/Action: The Architectural Committee approved the project subject to the following condition of approval (3-0-0-0):

1. Applicant shall install and maintain landscaping along the rear property line in the area between the existing fence and the sidewalk.

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

- The Committee approved the 2016 Architectural Committee Meeting Calendar

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 January 6, 2016, at 7:00 p.m.

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

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer