



**MINUTES
Wednesday, March 16, 2016 – 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: Council member Teresa O'Neill, Planning Commissioner Raj Chahal and Planning Commissioner Michael O'Halloran.

Staff present: Payal Bhagat, Architectural Committee Liaison/Associate Planner

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

Mayor Mathews 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): **PLN2015-11138**
Location: 3607 Kifer Road, a 3.1 acre project site located the northwest corner of Kifer Road and Lawrence Expressway, APN: 205-38-015; property is zoned ML-Light Industrial
Applicant: Clifford Chang
Owner: RREF II 3689 Kifer LLC
Request: **Architectural Review** to allow a new five-level parking garage in conjunction with a new five-story, 177,134 square foot office building and associated on-site improvements.
CEQA Determination: Previously adopted Mitigated Negative Declaration.
Project Planner: Steve Le, Assistant Planner I
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 project architect and landscape architect attended the meeting.

Mr. Le reviewed the project proposal. The applicant noted the different architectural and spatial features of the design. The applicant also reviewed in detail the landscaping features of the proposal. The Committee noted that they liked the design of the project and the proposed mixed of materials. The Committee inquired if the proposed glazing was bird safe. The applicant noted that the glass used for the project has patterns etched in it such that the pattern while invisible to human eye is visible to the birds and create a sense of barrier. The applicant also noted that this particular glass is rated bird safe material. The Committee did not express any other concerns for the project.

Motion/Action: The Architectural Committee approved the project as proposed subject to the conditions of the use permit and mitigations identified in the associated environmental document. No additional conditions required by the Architectural Committee (3-0-0-0).

8.B. File No.(s): **PLN2015-11295**
Location: 3550 Golden State Drive, a 5,100 square foot parcel located approximately 160 feet east from the intersection of Cherry Lane and Golden State Drive, APN: 290-22-062; property is zoned R1-6L-Single-Family
Applicant/Owner: Sheau Voon Lee
Request: **Architectural Review** to allow an increase in the height of the single family residence from previously approved 15 feet three inches to 17 feet nine inches. Design and site placement of the project remains the same. The previously approved project was to allow demolition of the existing 1,583 square foot one story single family residence and construct a new 2,162 square foot one story residence with three bedrooms and Zoning Administrator Modification to allow increase in the lot coverage to 42 percent and reduction of the side yard setback to the garage at 3' 9" where 5 feet is required (*original project approved at the September 16, 2015 meeting*).
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. Representatives for the project included the property owner.

Ms. Bhagat reviewed the project and noted that the applicant is requesting to only change the pitch of the roof for the new residence and that the floor plan remains the same. The applicant noted that the request for the change in the roof design is to bring down the cost of the roof and avoid construction of a typical roof. The Committee did not have any concerns regarding the proposed modification.

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

8.C. File No.(s): **PLN2015-11473**
Location: 1127 Chapel Drive, a 5,775 square foot lot, located on the east side of Chapel Drive, 65 feet north of Benton Street, APN: 269-11-016; property is zoned R1-6L-Single Family
Applicant: 3 Point Construction
Owner: Peter Facione
Request: **Architectural Review** to allow a proposed 495 square foot ground floor and 992 square foot second floor additions to an existing 1,158 square foot three bedrooms, one bathroom residence, resulting in 3,086 square foot five bedrooms, three bathrooms home.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, AICP, 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. Participants for this project included the property owner and designer. Neighbors Carlos Tapia, Marecela Tapia, Dave De Lozier, and Jesse James, also participated in the review of this item.

Ms. Bhagat reviewed the proposal and noted that staff has concerns regarding the proposed design of the second floor, the project design's conformance to the design guidelines, and potential privacy impacts because of a second story deck. The neighbors to the rear of the property noted that they have a pool in their rear yard which they use regularly as part of their physical therapy. They noted that they were mainly concerned about impacts to their privacy. The other neighbors did not express any concerns regarding the proposed project. The Committee shared staff's concerns regarding the proposal.

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

1. Applicant shall revise their proposal to reconfigure the second floor such that none of the components are cantilevered by getting rid of the double volume space. Applicant shall revise the second floor plan such that it's a more efficient layout without an unused spaces,
2. Applicant shall revise the second story deck to make it smaller in size as an extension of the master bedroom on the second floor. The deck shall be redesigned with obscure glass railing/parapet to promote heightened privacy for the neighbors, and
3. The applicant shall revise the site plan to include landscaping (trees) along the rear yard fence to further screen the addition from the rear neighbors' line of sight.

8.D. File No.(s): **PLN2015-11539**
Location: 564 Jefferson Street, a 8,580 square foot parcel, located on the west side of Jefferson Street, approximately 100 feet south of Market Street, APN: 269-35-034; property is zoned R1-6L-Single Family

Applicant: Salvatore Caruso
Owner: Kurt and Kim Chrestenson
Request: **Architectural Review** to allow 108 square foot single-story side addition to an existing 2,974 square foot, four bedroom and three bathroom residence, resulting in a 3,082 square foot single-story home with four bedrooms and four bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15331, Historical Resource Restoration/Rehabilitation
Project Planner: Gregory Qwan, Assistant Planner I
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. Participation for this project included the property owner and the project architect.

Ms. Bhagat provided an overview of the project. The architect for the project provided a detailed outline of the proposed design. The Committee expressed concerns regarding the proposed access to the side yard from the proposed master bedroom addition. The applicant noted that the porch off the bedroom allows them easy access to their vegetable garden.

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

8.E. File No.(s): **PLN2016-11674**
Location: 1870 Graham Lane, a 7,070 square foot parcel located near the intersection of Graham Lane and Vargas Place, APN: 224-12-117; property is zoned R1-6L-Single Family
Applicant: Qui T Son
Owner: Peter Chen and Mai K Le
Request: **Architectural Review** to allow demolition of an existing 1,458 square foot single story, three bedroom, one bathroom residence and construct a new two story 3,583 square foot home with five bedrooms and three bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Lee Butler, Planning Manager
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. Participation for the project included the property owner and designer. Neighbors Trina Terry and Tamiz Naim also participated in the discussion for this project.

Mr. Butler presented the project proposal and noted that staff had received correspondence from several property owners expressing concerns regarding the proposed project. Some of the concerns raised by the neighbors included issues associated to impacts because of the second story development, project inconsistency with the City's design guidelines and impacts to the home values. Some of the neighbors also noted that there are not many two story homes in the neighborhood. Staff noted that the Santa Clara City Code does not prohibit homes in the single family zoning districts to have a second story. The Committee expressed concerns regarding the overall mass of the proposal and use of cathedral ceilings that add to additional volume to the second story.

Motion/Action: The Architectural Committee continued the project for a redesign with the following recommended changes to the design (3-0-0-0):

1. The applicant redesign the project by moving the second story addition towards the east to create a greater setback adjacent single story home or move the whole house towards the east by two feet,
2. The applicant redesigned second story along the western wall such that there are only clear story windows along that frontage. The clear story windows shall be a minimum of five feet and six inches,
3. The applicant shall redesign the roof along the western wall with hipped roof rather than the currently proposed shed roof to break up the linear design, and
4. The applicant shall redesign the second floor such that the double volume space is reduced and the upper floor plan is redesigned to reduce the overall volume of the second story addition.

8.F. File No.(s): **PLN2016-11685**
Location: 2948 Barkley Avenue, an 8,000 square foot lot, located at the southwest corner of Barkley Avenue and Santa Cruz Avenue, APN: 220-29-045; property is zoned R1-6L-Single Family
Applicant: TC Home Design
Owner: Biao Ding
Request: **Architectural Review** to allow a 497 square foot addition to an existing 1,635 square foot three bedrooms, two bathrooms residence, resulting in 2,132 square foot three bedrooms, three bathrooms home, and also a proposed attached one bedroom and one bathroom 640 square foot accessory unit.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, 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. Participation for this project included the project architect. Neighbors Rebecca Hansen, Marina Yapopt, Gregory Hansen, and Lynnette Vedder also participated in the review for this project.

Ms. Bhagat reviewed the project design. The neighbors expressed strong concerns regarding the proposal. The concerns included the property being used as a rental home, multiple code enforcement and service calls requests made against the property, lack of maintenance of the site, illegal conversion of the garage and other accessory structures on the property, and lack of sufficient parking on site. Staff noted that there were no active code enforcement cases noted in the City’s permit tracking system for the project.

Motion/Action: The Architectural Committee continued the project to allow staff time to ascertain that there are no code violations currently active on the project site (3-0-0-0).

8.G. File No.(s): **PLN2016-11690**
Location: 3460 Bonita Avenue, a 7,000 square foot parcel located approximately 450 feet west from the intersection of Nobili Avenue and Bonita Avenue, APN: 220-12-020; property is zoned R1-6L-Single Family
Applicant/Owner: Jigar Pandya
Request: **Architectural Review** to allow 102 square feet side addition to an existing 2,672 square foot, five bedrooms and three bathrooms residence, resulting in a 2,774 square foot two story home with six bedrooms and three and a half bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
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. Participation for this project included the property owner and neighbors Samy and Janet Skarset.

Ms. Bhagat reviewed the project. The neighbors expressed concerns regarding the proposed addition bringing the second story portion of the home closer to the property line than it currently exists and the proposed full window included as part of the addition impacting their privacy. The Architectural Committee concurred with the neighbors and did not express any additional concerns regarding the proposal.

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

1. Applicant shall revise the west elevation to include roof overhang breaking up the vertical wall, and
2. Applicant shall revise the window to make it a clear story window which is minimum five feet above the finished floor.

8.H. File No.(s): **PLN2016-11701**
Location: 3552 Geneva Drive, a 6,000 square foot parcel located approximately 190 feet east from the intersection of Geneva Drive and Calvert Drive, APN: 296-04-004; property is zoned R1-6L-Single Family
Applicant: Suping Shi
Owner: Gayathri Jayaraman
Request: **Architectural Review** to allow 528 square feet front and rear addition to an existing 1,871 square foot, three bedrooms and two bathrooms residence, resulting in a 2,399 square foot single-story home with four bedrooms and three bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
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. Participation for this project included the property owner and the project designer.

Ms. Bhagat reviewed the proposal and noted that staff has concerns regarding the proposed overstated entrance porch for the project. The Committee agreed with staff's concerns. The property owner noted that increasing the size of the porch would push the lot coverage over 40 percent. The home owner also noted that he would prefer to maintain the picture windows as part of the front elevation. The Committee shared staff's concerns regarding the proposal.

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

1. The applicant shall apply for a Zoning Administrator Modification request that would allow the increase of the front porch by one foot such that the porch is widened such that the width of the porch is proportionate to its height.
2. The applicant shall revise the front picture window for the bedroom such as it is a floor to ceiling window (full window) with the bottom pane obscure to maintain privacy, and
3. The applicant shall revise the front elevation to reduce the height of the porch by minimum one foot.

8.I. File No.(s): **PLN2016-11702**
Location: 188 Michael Way, a 6,352 square foot parcel, located on the west side of Michael Way, approximately 80 feet south of Mauricia Avenue, APN: 296-15-040; property is zoned R1-6L-Single Family

Applicant: Hau-Ching Liao
Owner: Xuefeng Ran
Request: **Architectural Review** to allow a 1,039.5 square foot single-story rear addition to an existing 1,680.5 square foot, three bedrooms and two bathrooms residence, resulting in a 2,720 square foot single-story home with four bedrooms and four bathrooms. The proposal includes a **Zoning Administrator Modification** request to allow an approximate three percent increase in lot coverage and for the proposed porch to encroach 2 feet into the required 20 foot front yard setback.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Assistant Planner I
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. Participation for this project included the property owner and the project architect.

Ms. Bhagat reviewed the project and noted that staff had concerns regarding the height of the proposed overstated entrance. The project architect noted that the height of the entrance porch is a design feature. The Committee concurred with staff's concerns.

Motion/Action: The Architectural Committee approved the project subject to the following condition (3-0-0-0):
1. The applicant shall revise the front elevation such that the proposed porch height is reduced to 12 feet three inches.

8.J. File No.(s): **PLN2016-11712**
Location: 321 Rosemont Drive, a 6,504 square foot parcel located approximately 550 feet southwest from the intersection of Clinton Avenue and Rosemont Drive, APN: 296-03-010; property is zoned R1-6L-Single Family

Applicant/Owner: Sekaran Krishnamurthy
Request: **Architectural Review** to allow 1,092 square foot front and rear addition to an existing 1,497 square foot, three bedrooms and two bathrooms residence, resulting in a 2,589 square foot single-story home with four bedrooms and three bathrooms.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
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. Participation for this project included the property owner and project architect.

Ms. Bhagat reviewed the project and noted that staff did not have any concerns regarding the proposed design. The Committee did not have any concerns regarding the project either.

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

8.K. File No.(s): **PLN2016-11726**
Location: 3324 Machado Avenue, a 6,470 square foot parcel, located on the south side of Machado Avenue, approximately 175 feet west of Calabazas Boulevard, APN: 220-13-051; property is zoned R1-6L-Single Family

Applicant: Jonghun Jeong
Owner: Eunseung Oh

Request: **Architectural Review** to allow a 422 square foot single-story rear addition to an existing 1,904 square foot, three bedrooms and three bathrooms residence, resulting in a 2,326 square foot single-story home with four bedrooms and three bathrooms.

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

Project Planner: Gregory Qwan, Assistant Planner I

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. Participation for this project included the property owner and project architect.

Ms. Bhagat reviewed the project and noted that staff did not have any concerns regarding the proposed design. The Committee did not have any concerns regarding the project either.

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

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 March 30, 2016, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Associate Planner/AC Liaison

Approved: 
Gloria Sciara, AICP
Development Review Officer