



**MINUTES
Wednesday, June 1, 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 Michael O'Halloran and Planning Commissioner Steve Kelly.

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

Council member O'Neill 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)
 - PLN2016-11841 – 2553 Pebble Beach Drive was continued to June 29, 2016 Architectural Committee meeting upon request from the applicant.

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): **PLN2014-10615**
Location: 820 Civic Center Drive, a 0.36 acre site located at the southwest corner of Civic Center Drive and Alviso Street, APN: 224-29-022; property is zoned PD – Planned Development
Applicant/Owner: Michael Fisher
Request: **Architectural Review** of Phase One of a recent rezone approval, allowing one of three new two-story homes to be constructed and preserving an existing house on site, resulting in a 1,805 square foot house with four bedrooms and three and one-half bathrooms.
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 the project included the property owner and the project architect.

Ms. Bhagat reviewed the project and noted that the applicant is in the process of making changes to the previously approved Planned Development but will proceed with phase I portion of the project. She also noted that staff does not have concerns regarding the architectural style of the building. Staff is requesting the applicant add wood or similar material trim, and other ornamentation to the building elevations to make the project complementary to the potential historic property on site. The applicant noted that the design of the project was in keeping with the potential historic structure on the site. The Committee agreed with staff's recommendation.

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

1. Applicant shall work with staff to revise the elevations to use horizontal siding accents, or some type of horizontal wainscot trim band on the south facing building elevation, and
2. Relocate the electric meter to a side building elevation and relocate the proposed storage shed outside the required side yard.

8.B. File No.(s): **PLN2015-10898**
Location: 2855 Stevens Creek Boulevard, on a 7.5 acre portion of a 70.5 gross acre site, located at the northeast corner of Stevens Creek and Winchester Boulevards, APN(s): 274-43-062, -071, -080; property is zoned CC (Community Commercial)
Applicant: Scot Vallee
Owner: Westfield, LLC
Request: **Architectural Review** for the construction of 98,200 square feet of new building area and the proposed demolition of a 52,000 sq. ft. portion of the existing Westfield Valley Fair Shopping Mall.

CEQA Determination: Addendum to the Valley Fair Shopping Center Expansion EIR (SCH#200652162) and to the Final Program Environmental Impact Report for the City of Santa Clara 2010-2035 General Plan (SCH# 2008092005)
Project Planner: John Davidson, Principal 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 and the project architect.

Ms. Bhagat reviewed the project proposal. The applicant gave a detailed overview of the different components of the proposal including an outline of the different signage proposed as part of the architecture of the building. The applicant noted that the theater entrance will have non-digital boards to display the current upcoming popular movie posters. The Committee asked questions regarding parking. The applicant noted that they are reconfiguring some of the driveway alignments and providing parking on the first floor of the new building. The Committee did not express any concerns regarding the proposed addition.

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

1. Any changes to the sign program shall be review and approved by the Architectural Committee.

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 819 square foot first and second story addition to an existing 1,701 square foot, three bedroom and two bathroom home, resulting into a 2,520 square foot two story home with five bedrooms and three bathrooms. The project also includes a Zoning Administrator Modification request to reduce the driveway width from 10 feet to eight feet six inches (*project previously heard at the December 16, 2015 meeting*).
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, 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. Participants for this project included the project designer and property owner.

Mr. Qwan reviewed the project and noted the changes made to the design. He noted that the project was not consistent with the City's Design Guidelines as the second floor did not step back from the first floor walls. The applicant explained that their design was consistent with other two story homes in vicinity of the project site. The Committee agreed with staff's concerns and requested the applicant to work with staff on a redesign.

Motion/Action: The Architectural Committee approved the project subject to the following conditions (3-0-0-1):

1. The applicant shall redesign the project such that the staircase is relocated internal to the floor plan rather than along the west wall. The design of the staircase shall be such that contributes towards efficient use of space, and
2. The applicant shall redesign the project such that the second story east wall is step back at least three feet from the edge of the first floor wall.

8.D. File No.(s): **PLN2016-11680**
Location: 2463 Brannan Place, a 5,520 square foot lot located approximately 25 feet east from the intersection of Raney Court and Brannan Place, APN: 294-14-059; property is zoned R1-6L-Single-Family
Applicant: Aman Dulay
Owner: Sumit K. Suman
Request: **Architectural Review** to allow a 1,590 square foot first and second story addition to an existing 2,007 square foot, three bedrooms and two bathroom residence, resulting in a 3,597 square foot two-story home with five bedrooms and four bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, 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 designer.

Mr. Qwan reviewed the project proposal. He noted that staff has concerns regarding the proposed project design as it was a large home on a relatively small lot. He noted that the second floor was not designed with efficiency and there was unusable area. He also noted that the project elevation included details like an over emphasized chimney feature and the second story was proposed to be nine feet in height from the finished floor to the edge of the roof plate. The designer explained that they were willing to work with staff on design modifications. The Committee members agreed with staff's review of the proposal.

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

1. The applicant shall redesign the second floor such that the second floor area is more efficiently used and in the process reduced in area, and
2. The applicant shall redesign the elevations to simplify the chimney and to lower the second story such that the height as measured from the finished floor to the roof eave is not greater than eight feet.

8.E. File No.(s): **PLN2016-11763 and CEQ2016-01005**
Location: 3100-3200 Coronado Drive, a 6.304 acre site located at the corner of Scott Boulevard and Coronado Drive, APN: 216-46-003, 004; property is zoned ML-Light Industrial
Applicant: Carlene Matchniff, Vice President, Entitlements & Public Affairs
Owner: Irvine Co. LLC
Request: **Architectural Review** to allow construction of two new four-story office buildings totaling 245,000 square feet, 4 level parking garage, signage and landscaping. The proposal includes the demolition of the existing office buildings totaling 76,000 square feet.
CEQA Determination: Addendum No. 4 to the Augustine-Bowers Office Park Environmental Impact Report (SCH# 2008052065)
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. Carlene Matchniff from the Irvine Company was present for the discussion.

Mr. Chen reviewed the project design. He noted that Addendum No. 4 further amends the previously approved Augustine-Bowers Office Park EIR which allows for 1,969,600 square feet of office development and 35,000 square feet of retail. Prior Addendum revised project to construct up to 1,875,100 sf of office development and 125,000 sf of retail space known as Santa Clara Square. The 3280 Scott @ The Square project allows for the

construction of 245,000 sf of office space in two buildings, associate parking structure, landscaping and general site improvements. There is a net decrease of 43,100 sf of office space when comparing to the previously approved 2014 Project. The applicant presented a material board and master sign program for the Committee to consider. Mr. Chen noted that the revised landscape plan addresses potential screening and streetscape treatment where existing fiber, cable, and utilities limit opportunities for a tree scape along Coronado Drive. The Committee reviewed the environmental Addendum and the proposed findings. Mr. Chen responded to questions on the parking and noted there is no intensification of use that would cause increased traffic congestion.

Motion/Action: The Architectural Committee approved Addendum No. 4 to the Augustine-Bowers Office Park EIR and the project, subject to the recommended conditions of approval from May 10th, 2016 Project Clearance Committee (3-0-0-0).

8.F. File No.(s): **PLN2016-11778**
Location: 878 College Avenue, a 7,700 square foot parcel located approximately 15 feet east from the intersection of Circle Drive and College Avenue, APN: 269-49-005; property is zoned R1-6L-Single-Family
Applicant: Leopold Vandeneynde
Owner: Joseph Mello
Request: **Architectural Review** to allow 682 square foot single-story front and rear addition to an existing 2,304 square foot, three bedroom and three bathroom residence, resulting in a 2,986 square foot single-story home with four bedrooms and four bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, 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 designer.

Mr. Qwan reviewed the project proposal and noted that staff did not have any concerns regarding the project design. The Committee did not express any concerns either.

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

8.G. File No.(s): **PLN2016-11889**
Location: 2224 Emmett Court, a 6,743 square foot lot, located on the west side of Emmett Court, approximately 180 feet south of Emmett Place, APN: 220-16-012; property is zoned R1-6L-Single Family
Applicant: Aditi Mukherjee
Owner: Ashish Katrekar
Request: **Architectural Review** to allow a 622 square foot ground floor addition and 1,158 square foot second story addition to an existing 1,728 square foot three bedroom, two bathroom residence, resulting in a 3,404 square foot two story home with five bedrooms and four bathrooms.
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. Participation for this project included the applicant and property owner and architect.

Ms. Bhagat reviewed the project design and noted that the project is part of the Kilarney Farms neighborhood that has a mix of one-story and two-story homes with barn-style roofs. She noted that staff recommended a redesign of a portion of the second floor to comply with the City's Design Guidelines with respect to increasing and providing second story step-backs and decrease in vaulted ceiling areas which contribute to the overall massing of the project. The applicant noted that they were willing to work with staff on finalizing the design. The Committee agreed with staff's concerns.

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

1. The applicant shall work with staff to redesign the project step back of the south wall stairwell landing by three feet eight inches such that it is consistent with the rest of the second floor, and
2. The applicant shall provide a clear story window at the landing of the staircase.

8.H. File No.(s): **PLN2016-11893**
Location: 2124 Warburton Avenue, a 6,565 square foot lot, located at the southwest corner of Warburton Avenue and Berna Street, APN: 224-16-055; property is zoned R1-6L – Single Family
Applicant: Phil Laureles
Owner: Brian Dawbin
Request: **Architectural Review** to allow a 282 square foot front addition to an existing 1,415 square foot, three bedrooms and one bathroom residence, resulting in a 1,717 square foot single story home with four bedrooms and three bathrooms; and Zoning Administrator Modification to allow a proposed 15-foot front yard building setback.
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 property owner.

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

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

8.I. File No.(s): **PLN2016-11898**
Location: 1112 Crowley Avenue, a 6,700 square foot lot located about 280 feet northeast of Crowley Avenue and Morton Avenue intersection, APN: 290-15-051; property is zoned R1-6L-Single Family
Applicant/Owner: Raja Hithayathullah
Request: **Architectural Review** to allow a sun room conversion and a 170 square feet front porch addition of an existing 2,100 square foot, three bedrooms and two bathrooms residence, resulting in a 2,270 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.

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

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

8.J. File No.(s): **PLN2016-11907**
Location: 2095 Warburton Avenue, a 6,120 square foot parcel located near the intersection of Scott Boulevard and El Camino Real, APN: 224-18-041; property is zoned R1-6L-Single Family
Applicant: Phil Laureles
Owner: Scott Hutflesz
Request: **Architectural Review** to allow 272 square feet front addition to an existing 1,021 square foot, three bedrooms and one bathroom residence; resulting in a 1,293 square foot single story home with four bedrooms, two bathrooms and an attached two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Fahteen Khan, 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.

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

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

8.K. File No.(s): **PLN2016-11909**
Location: 3430 Fowler Avenue, a 5,000 square foot lot located approximately 70 feet west from the intersection of Nobili Avenue and Fowler Avenue, APN: 220-06-088; property is zoned R1-6L-Single Family
Applicant: Noble B. Hernandez
Owner: Lalitha Dhanasekaran
Request: **Architectural Review** to allow demolition of approximately 95% of the existing 1,550 three bedroom and two bathroom single story residence and construction of a new 2,829 square foot two story residence with five bedrooms, four and a half bathrooms, and an attached two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
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. Participation for this project included the property owner and project designer. Neighbors Fransien Van Den Berg, Toshiyuki Sasakado, Greg Varela, Jianqiang Shen, Jeroen Fonderie also participated in the review of this project.

Ms. Bhagat reviewed the project noted that the proposed homes is a relatively large home on a small lot. She also noted that staff has concerns regarding the proposed second story covering more than 66 percent of the

first floor as prescribed by the Design Guidelines. The applicant noted that they have a disabled child therefore they need bedrooms on the second floor. The neighbors expressed concerns regarding the size of the proposal, impact to privacy, and the number of parking spaces provided as part of the proposal. The Committee did express concerns regarding the proposed modification to the garage dimensions and the size of the proposed home.

Motion/Action: The Architectural Committee recommended that the project be redesigned based on the following recommendations (3-0-0-0):

1. The applicant shall redesign the second floor plan such that the floor plan is flipped from the current proposal with bedrooms aligned towards the western wall and bathroom towards the eastern wall,
2. The applicant shall redesign the project to reduce the size of the second floor such that it is consistent with the Design Guidelines,
3. The applicant shall investigate into provide another bedroom on the first floor such that the second floor area is further reduced, and
4. The applicant shall redesign the half bath on the first floor such that a 20 feet by 20 feet garage width can be provide.

8.L. File No.(s): **PLN2016-11914**
Location: 3551 Mauricia Avenue, a 6,347 square foot lot located on the north side of Mauricia Avenue approximately 690 feet west of Claremont Avenue, APN: 296-06-016; property is zoned R1-6L-Single Family
Applicant: Joseph Xu
Owner: Kiranmai Guduguntla
Request: **Architectural Review** to allow a 967 square foot addition to an existing 1,569 square foot, three bedrooms and two bathrooms residence, resulting in a 2,536 square foot single story home 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**, 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 designer.

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

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

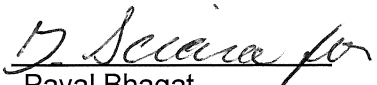
9. OTHER BUSINESS

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 June 29, 2016, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Associate Planner/AC Liaison

Approved: 
Gloria Sciarra, AICP
Development Review Officer