



## **AGENDA**

**Wednesday, December 21, 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**

#### **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.

- 7.A.** Approval of Architectural Committee Minutes for the meetings of October 5, 2016, October 20, 2016, November 16, 2016 and December 7, 2016.

## 8. PUBLIC HEARING ITEMS

- 8.A File No.(s):** **PLN2015-11519 (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 the Phase 2 development of a recent four-unit PD rezone approval, including two new two-story homes, a new detached covered parking structure and the remodel of an existing 1,805 square-foot 4-bedroom and 3.5-bathroom existing house on site. *(Proposed modifications to the existing house were reviewed and recommended for approval by the Historical and Landmarks Commission on November 3, 2016. Phase 1 consisting of the new house on Civic Center Drive received Architectural Committee Approval on June 1, 2016).*  
**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
- 8.B. File No.(s):** **PLN2016-12351**  
**Location:** 2624 Pebble Beach Drive, a 5,400 square foot lot on the west side of Pebble Beach Drive approximately 70 feet south of Agate Drive, APN: 216-16-033; property is zoned single Family Residential (R1-6L)  
**Applicant/Owner:** Dan Fritschen  
**Request:** **Architectural Review** of the demolition of a 750 square foot two bedroom and one bathroom residence with 200 square foot one-car attached garage to construct a new 1,860 square foot three bedroom and two and one-half bathroom one-story residence with attached 400 square foot two-car garage. Project includes a Zoning Administrator. Modification to increase the maximum lot coverage from 40% to 42%.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2016-12375**  
**Location:** 2163 Amethyst Drive, a 5,500 square foot lot on the east side of Amethyst Drive approximately 60 feet north of Augusta Place, APN: 220-26-038; property is zoned Single Family Residential (R1-6L)  
**Owner:** Shenchen Ni  
**Applicant:** Jack Lin  
**Request:** **Architectural Review** of a 252 square foot first floor expansion and 1,169 square foot second floor addition to an existing 1,472 square foot three bedroom and two bathroom one-story residence with 366 square foot attached two car garage resulting in a 2,893 square foot five bedroom and five bathroom two-story residence with a 474 square foot attached two-car garage.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Approve**, subject to revisions

- 8.D. File No.(s):** **PLN2016-12331**  
**Location:** 52 Claremont Avenue, a 6,090 square foot lot on the west side of Claremont Avenue, approximately 240 feet south of Bennett Avenue, APN: 296-17-009; property is zoned Single Family Residential (R1-6L)  
**Owner:** Kathleen Newton  
**Applicant:** Bryan Tham Do  
**Request:** **Architectural Review** of a 688 square foot addition and remodel to an existing 1,292 square foot 3 bedroom, 2 bathroom, single-story residence with 429 square foot attached two-car garage resulting in a 2,418 square foot single-story residence with 4 bedrooms, 3 bathrooms.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Yen Chen, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.E. File No.(s):** **PLN2016-12174**  
**Location:** 3026 Cameron Way, a 5,334 square foot lot on the east side of Cameron Way, approximately 330 feet south of Mauricia Avenue, APN: 296-36-058; property is zoned Single Family Residential (R1-6L)  
**Owner:** Lily Huang  
**Applicant:** Jack Lin, RCUSA  
**Request:** **Architectural Review** of a 476 square foot addition and remodel to an existing 1,1,222 square foot 3 bedroom, 2 bathroom, single-story residence with 436 square foot attached two-car garage, resulting in a 2,134 square foot single-story residence with 4 bedrooms, 3 bathrooms.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Jeff Schwilk, AICP, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.F. File No.(s)** **PLN2016-11957**  
**Location:** 1770 Homestead Road, a 7,560 square foot lot located on the south side of Homestead Road, approximately 460 feet west of Lincoln Street, APN: 269-19-056; property is zoned Single Family Residential (R1-6L)  
**Applicant:** Gustavo Rojas  
**Owner:** Scott Grasmoen  
**Request:** **Architectural Review** to allow a 369 square foot rear addition on the first floor, a 100 square foot addition on the second floor, and interior remodel of an existing 2,062 square foot two-story residence with a 400 square foot detached garage and 480 square foot non-habitable basement. The proposal will not result in additional bedroom count.  
**CEQA Determination:** Categorical Exempt per CEQA Section 15331 – Historical Resource Rehabilitation  
**Project Planner:** Steve Le, Assistant Planner I  
**Staff Recommendation:** **Approve**, subject to conditions

8.G. **File No.(s):** **PLN2016-12374**  
**Location:** 641 Clara Vista Avenue, a 641 square foot lot located mid-block on Clara Vista Avenue between Serra Avenue and Forbes Avenue, APN: 294-09-028; property is zoned R1-6L-Single Family  
**Applicant:** Erin O'Doherty  
**Owner:** Dekmo Properties LLC  
**Request:** **Architectural Review** to allow a 678 square foot front and rear addition of an existing 1,080 square foot single-story residence with an attached 396 square foot two-car garage, resulting in a 2,154 square foot single-story residence with four bedrooms and two and half bathrooms.  
**CEQA Determination:** Categorically Exempt per CEQA Section 15301 – Existing Facilities  
**Project Planner:** Steve Le, Assistant Planner I  
**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**
- ii. **Committee/Board Liaison and Committee Reports**
- iii. **Committee Activities**
- iv. **Upcoming Agenda Items**

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on January 18, 2017, at 7:00 p.m.

Prepared by:   
Gloria Sciarra, AICP  
Development Review Officer

Approved:   
for Andrew Crabtree  
Community Development Director