

**CITY OF SANTA CLARA  
ARCHITECTURAL COMMITTEE  
CALL AND NOTICE  
OF SPECIAL MEETING ON  
WEDNESDAY, MARCH 15, 2017  
AT 6:00 P.M.**

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 (“The Brown Act”), a Special Meeting has been called of the **ARCHITECTURAL COMMITTEE OF THE CITY OF SANTA CLARA** to commence and convene on Wednesday, March 15, 2017, at 6:00 p.m., in the City Hall Council Chambers located in the East Wing of City Hall at 1500 Warburton Avenue, Santa Clara, California, to consider the following matter(s) and to potentially take action with respect to them.

**6:00 PM STUDY SESSION**

**The Architectural Committee will host a study session from 6:00 pm to 7:00 pm on the following item:**

**Discussion and recommendations to guide referrals of Single Family Residential additions to the Architectural Committee**

- i. Discuss the development of guidelines and/or criteria for residential projects that would require Architectural Committee review and action.
- ii. Discuss processes and procedures that could apply to administrative approval of some single family and/or duplex additions, expansion or intensification to said structures.
- iii. Public Comments
- iv. Recommendations to the City Council or next steps.

**7:00 PM (REGULAR MEETING)**

**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. 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.

### 3. DECLARATION OF COMMITTEE PROCEDURES

### 4. 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)

### 5. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

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

### 6. 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):** **PLN2015-11584**  
**Location:** 167 Claremont Avenue, a 6,038 square foot lot located on the east side of Claremont Street approximately 20 feet south of Elmhurst Avenue, APN: 296-16-016; property is zoned R1-6L-Single Family  
**Applicant/Owner:** Qian Huang  
**Request:** **Architectural Review** to allow demolition of an existing 1,401 square foot three bedroom, two bathroom, one-story residence with a 400 square foot attached two-car garage to construct a 2,349 square foot four bedroom, three and one-half bathroom, one-story residence with a 387 square foot attached two-car garage. *(The project includes a request for a Zoning Administrator Modification to increase maximum lot coverage from 40% to 45% and interior garage dimensions from 20' x 20' to 19'6" x 17'6").*  
**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.B. File No(s):** **PLN2015-11361**  
**Location:** 1890 El Camino Real, two parcels totaling 1.51 acres located at the southwest corner of El Camino Real and Pierce Street; APNs: 269-01-081 and 269-01-082; Property is zoned Planned Development (PD).  
**Applicant:** Greg Pinn, Pinn Brothers Development

**Owner:** Gangi Corporation  
**Request:** **Architectural Review** of a four-story residential development consisting of 56 for-sale condominiums, amenity space, associated parking, site improvements and landscaping.  
**CEQA Determination:** Adopted Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions  
**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):** **PLN2016-12342**  
**Location:** 989 Cherry Lane, a 6,415 square foot lot located at the southeast corner of Golden State Drive and Cherry Lane; APN: 290-22-060. Property is zoned Single Family Residential (R1-6L).  
**Applicant:** Juan Navarro, D-Cube Studio  
**Owner:** Deepak Khanorkar  
**Request:** **Architectural Review** for demolition of existing 1,234 square foot three bedroom and two bathroom one-story residence with 461 square foot attached two-car garage to construct a 2,106 square foot four bedroom and two and one-half bathroom one-story residence with a 502 square foot attached two-car garage. *(The project includes a modification request to reduce the minimum street side yard setback requirement from 15' to 11' 3" to construct a new front porch and increase maximum lot coverage from 40% to 41%).*  
**CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
**Project Planner:** Debby Fernandez  
**Staff Recommendation:** Approve, subject to conditions

**8.D. File No.(s):** **PLN2017-12484**  
**Location:** 3267 San Juan Avenue, a 6,251 square foot lot, located at the north side of San Juan Avenue, APN: 220-22-027; property is zoned R1-6L Single Family.  
**Applicant:** Powell and Associates  
**Owner:** Thuy Tran  
**Request:** **Architectural Review** to allow a 715 square foot first floor addition to the front and rear of an existing 1,092 square foot one-story, three bedroom and two bathroom residence with 366 square foot garage, resulting in 1,807 square foot one-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:** Elaheh Kerachian  
**Staff Recommendation:** To Be Determined

8.E. **File No.(s):** **PLN2017-12490**  
**Location:** 1915 Stafford Street, a 8,881 square foot lot, located at the northwest corner of Stafford Street and Chapel Drive, APN: 269-08-046; property is zoned R1-6L Single Family.  
**Applicant:** Jeremy Lundquist  
**Owner:** Jeremy Lundquist  
**Request:** **Architectural Review** to allow a 745 square foot first floor addition to the front, side, and back of an existing 1,323 square foot one-story, two bedroom and two bathroom residence with existing 360 square foot attached two-car garage, resulting in 2,068 square foot one-story home with four bedrooms and three bathrooms. *(The project includes a minor modification request for the covered front porch encroaching 5' into the front yard and for the two house corners encroachment of 2' 1" inches and 3" into the side yard on the east side facing Chapel Drive).*  
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9. **OTHER BUSINESS**

9.A. **Committee Procedures and Staff Communications**

- i. **Announcements/Other Items**
- ii. **Report of the Liaison from the Community Development Department**
- iii. **Committee/Board Liaison and Committee Reports**
- iv. **Committee Activities**
- v. **Upcoming Agenda Items**

Dated: March 09, 2017



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Teresa O'Neill  
Chair, Architectural Committee



**AGENDA  
SPECIAL MEETING TIME  
6:00 PM to 7:00 PM (Study Session)  
7:00 PM Regular Meeting  
Wednesday, March 15, 2017**

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

**6:00 PM STUDY SESSION**

The Architectural Committee will host a study session from 6:00 pm to 7:00 pm on the following item:

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## 10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on Wednesday, March 29, 2017, at 7:00 p.m.

Prepared by:



Gloria Sciarra, AICP  
Development Review Officer

Approved:



Andrew Crabtree  
Director of Community Development