



## **MINUTES**

**Wednesday, June 7, 2017 – 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 PM.

#### **2. ROLL CALL**

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

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer, Ela Kerachian, Associate Planner

Applicants, Owners and Public present:

<b>Item 7.A.</b>	<b>PLN2017-12542</b>	2135 Sherwin Avenue: Navdeep Kaur, Yadwinder Singh, Balkar Singh, Neighbors
<b>Item 7.B.</b>	<b>PLN2017-12596</b>	2029 Francis Avenue: Kelly Kwan, Owner
<b>Item 7.C.</b>	<b>PLN2017-12615</b>	1 Great America Parkway: Greg Sanders, Lowell Esposito, Applicants
<b>Item 7.D.</b>	<b>PLN2017-12633</b>	693 San Miguel Avenue: Akila Kumar, Owner; Maria Barmina, Designer
<b>Item 7.E.</b>	<b>PLN2017-12617</b>	1768 Columbus Place: N/A
<b>Item 7.F.</b>	<b>PLN2017-12616</b>	2416 Robinson Avenue: Sang Le, Diem Thu Le, Owners; Don Dong, Designer
<b>Item 7.G.</b>	<b>PLN2017-12618</b>	1767 Pomeroy Avenue: Vixuan Yu, Owner; Nghia Nguyen, Designer

- Item 8.A. PLN2017-12480** 3096 Mauricia Avenue: Rohan Pai, Manisha Pai, Owners; Clarence Dailey, Contractor; Jerome Boyer, Gary Ward, Diana Mendoza, Tania Keck, Ichiro Fujishiro, Kaushal Varshniy, Padmaja Varshniy, Nirmal Chardraseheren, Anil Vairedry, Vikas Gupta, Neighbors
- Item 8.B. PLN2016-12178** 1700 Richard Avenue: Paul Wicoff, Applicant
- Item 8.C. PLN2016-11759** 730 Locust Street: Kay Ammon, Neighbor
- Item 8.D. PLN2017-12635** 2505 Augustine Drive: Carlene Matchniff, Applicant
- Item 8.E. PLN2017-12621** 2489 Moraine Drive: Sam Pan, David Sambrano; Owners
- Item 8.F. PLN2016-12161** 2879 Bruce Court: Kamotwan Srethabhahti, Owner; Hao Feng, Neighbor

**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
  - None
- B. Continuances without a hearing
  - None
- C. Exceptions (requests for agenda items to be taken out of order)
  - Request was made by Sal Caruso for item 8.C. to move this item out of order to be heard first. Carlene Matchniff with Irvine also requested that item 8.D. be taken out of order. The committee granted the request to move these items first after adoption of the Consent Calendar items.

**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.

**The Consent Calendar was approved in one motion.**

**Motion/Action:** Motion to approve was made by Planning Commissioner Mike O'Halloran, seconded by Planning Commissioner Raj Chahal, and unanimously approved by the Architectural Committee (3-0-0-0).

- 7.A. File No.(s):** PLN2017-12542
- Location:** 2135 Sherwin Avenue, a 6,750 square foot lot located on the north side of Sherwin Avenue, APN: 294-16-051; property is zoned Single-Family Residential (R1-6L)

**Applicant:** Leopold Vandeneynde  
**Owner:** Eric McBrayer  
**Request:** **Architectural Review** for the demolition of an existing 1,477 square foot single family residence and construction of a new three bedroom, two bathroom 2,162 square foot single family residence including a one car garage (the existing detached one car garage will remain).  
**CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
**Project Planner:** Rebecca Bustos, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**7.B. File No.(s):** **PLN2017-12596**  
**Location:** 2029 Francis Ave, a 5,500 square foot lot, located on the east side of Francis Avenue, 100 feet south of Cabrillo Avenue APN: 220-27-070; property is zoned Single Family Residential (R1-6L)  
**Applicant:** Kelly Kwan  
**Owner:** Dionisia and Juan Tuscano Jr.  
**Request:** **Architectural Review** to allow a 560 square foot one-story addition, to an existing 1,080 square foot single-story residence resulting in a 1,640 square foot single-story residence with four bedrooms and three bathrooms with attached 360 square foot garage. (*Project includes a Zoning Administrator Minor Modification to allow a 17' x 17' garage, where a 20' x 20' is required for a single family garage.*)  
**CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
**Project Planner:** Nimisha Agrawal, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**7.C. File No.(s):** **PLN2017-12615**  
**Location:** 1 Great America Parkway (also 4701 Great America Parkway), a portion of the 112-acre Great America Theme Park, located on the east side of Great America Parkway south of Tasman Drive, APN: 104-42-014 and 104-42-019; property is zoned Planned Development (PD)  
**Applicant:** California's Great America / Cedar Fair  
**Owner:** Successor Agency to the Redevelopment Agency of the City of Santa Clara  
**Request:** **Architectural Review** of new construction within Great America Theme Park consisting of the addition of a 4,595 square foot outdoor picnic shelter building and two patio covers totaling 3,960 square feet within the existing Great America Theme Park Pavilion Area, to create covered outdoor seating areas for approximately 500 park guests.  
**CEQA Determination:** Great America Theme Park Master Plan EIR (certified January 24, 2017)  
**Project Planner:** Jeff Schwilk, AICP, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**7.D. File No.(s):** **PLN2017-12633**  
**Location:** 693 San Miguel Avenue, a 7,344 square foot lot, located on the corner of Hart Avenue and San Miguel Avenue, APN: 294-09-079; property is zoned R1-6L Single Family.  
**Applicant/Owner:** Maria Barmina / Slava Imeshev and Akila Kumar

- Request:** **Architectural Review** of a 1,391 square foot addition to an existing 1,071 square foot three bedroom, three bathroom single family residence, resulting in a 2,477 square foot, four bedroom and four bathroom single family residence
- CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
- Project Planner:** Rebecca Bustos, Associate Planner
- Staff Recommendation:** **Approve**, subject to conditions
- 7.E. File No.(s):** **PLN2017-12617**
- Location:** **1768 Columbus Place**, a 5,488 square foot lot, located south of Warburton Avenue and east of Wade Avenue Francis Avenue, APN: 216-02-093; property is zoned R1-6L Single Family.
- Applicant/Owner:** Yuanzhu Li
- Request:** **Architectural Review** of a remodel to an existing one-story 1,192 square foot three bedroom, two bathroom single family residence and 425 square foot garage. The 527 square foot addition will result in a four bedroom, three bathroom 1,719 square foot single family residence with a new dining room, remodeled kitchen and two-car garage.
- CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
- Project Planner:** Anna McGill, Associate Planner
- Staff Recommendation:** **Approve**, subject to conditions
- 7.F. File No.(s):** **PLN2017-12616**
- Location:** 2416 Robinson Avenue, a 5,500 square foot lot, located east of San Thomas Expressway and north of El Camino Real, APN: 216-03-082; property is zoned R1-6L Single Family.
- Applicant/Owner:** Don Dong/ Sang M. Lee
- Request:** **Architectural Review** of a 200 square foot rear addition to an existing 1,639 square foot single-story residence with three bedrooms, two bathrooms (including attached two-car garage), resulting in 1,889 square foot single-story residence with four bedrooms, two bathrooms (including attached two-car garage).
- CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
- Project Planner:** Anna McGill, Associate Planner
- Staff Recommendation:** **Approve**, subject to conditions
- 7.G. File File No.(s):** **PLN2017-12618**
- Location:** 1767 Pomeroy, a 5,410 square foot lot on the east side of Pomeroy Ave, 230 feet south of Fowler Avenue; APN: 220-07-077; property is zoned R1-6L Single Family.
- Applicant:** CA2 Homes
- Owner:** Vixuan Vu
- Request:** **Architectural Review** to allow interior remodel of an existing 1,498 square foot single-story three bedroom, two bathroom residence with a 300 square foot car port and a front porch resulting in a single-story residence with four bedrooms, two bathrooms and a 300 square foot car port and a front porch.

**CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
**Project Planner:** Nimisha Agrawal, Assistant Planner I  
**Staff Recommendation:** Approve, subject to conditions

## 8. PUBLIC HEARING ITEMS

*The committee granted the request (Paragraph 5-C of Agenda) to move these items first after adoption of the Consent Calendar items.*

**8.C. File No.(s):** **PLN2016-11759**  
**Location:** 730 Locust Street, a 4,827 square foot lot located 75 feet west of Locust Street and Park Avenue intersection, APN: 269-44-065; property is zoned Single-Family Residential (R1-6L)  
**Applicant:** Salvatore Caruso  
**Owner:** Antonio Bunting  
**Request:** **Architectural Review** for interior remodel and a second story addition to an existing 1,520 square foot single-story residence with four bedrooms, two bathrooms, and a 330 square foot detached garage, resulting in a 2,409 square foot two-story residence with five bedrooms, four bathrooms, and the same detached garage.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities.  
**Project Planner:** Steve Le, Assistant Planner I  
**Staff Recommendation:** Approve, subject to conditions

Gloria Sciara presented the project with recommendations for approval. Several neighbors near the subject property were in attendance. Questions regarding boarding houses, the allowance of rental units in the old quad property, maintenance conditions by the homeowner on other rental properties, historical significance and/or formal designation of the old quad, referral of properties in the old quad to the HLC, and other questions pertaining to single-family properties and high occupancy residences were all raised during the meeting. Staff and the architectural committee responded to questions regarding the purview of the committee and directed residents on addressing policy matters of concern. The architectural committee indicated that the use of the property, the tenants and or ownership of the property, was not within their purview for discussion or consideration of the request. Commissioner Chahal mentioned that the massing and design of the structure can be considered by the committee.

In regards to the revisions made to the development proposal, the applicant provided detailed information of the changes in fluting architectural details reduction in square footage by approximately 200 ft.<sup>2</sup> and retention of existing Windows on the ground floor on a side elevation. Bob O'Keefe requested that the committee continue to maintain the recommendation referenced in the prior minutes to reduce the square footage by 400 feet.<sup>2</sup>. Teresa O'Neill explained that additional changes were made and staff confirmed that the architectural design and setting back of the second-story address the concerns for the prior recommendations and reiterated staff's recommendation for approval of the project as presented. Commissioner Raj Chahal asked the applicant if the second-story could be reduced by a total of 400 ft.<sup>2</sup> Mr. Salvatore Caruso indicated that significant number of changes were made to the project and requested approval of the project as presented. The public hearing was then closed.

**Motion/Action:** Motion to approve was made by Planning Commissioner Mike O'Halloran, seconded by Planning Commissioner Raj Chahal and approved by the Architectural Committee (2-1-0-0 Chahal dissenting).

**8.D. File No.(s):** **PLN2016-12635**

**Location:** 2505 Augustine Drive et.al. / APNs: 216-46-002, 216-29-053, 112, 216-45-006, 011, 014, 019, 022, 023, 024, 025, 027, 028, 036, 037, 038, 039

**Applicant:** Carlene Matchniff, Irvine Company

**Owner:** Irvine Company

**Request:** **Amendment to Master Sign Permit** (PLN2015-10944) to allow 4 anchor restaurant signs on the 101 freeway side of the parking structure adjacent to Whole Foods Market sign. The total sign area added is 230 square feet (15'-2" by 15'-2" sign).

**CEQA Determination:** Categorical Exemption per CEQA Section 15311, Accessory Structures.

**Project Planner:** Yen Han Chen, Associate Planner

**Staff Recommendation:** **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. Carlene Matchniff also discussed the concepts for the two new signs on the garage facing 101 and the permits in process for the landscaping along 101. Bruce Donoghue raised questions about the landscaping for the project, the size of the signs and city code limits, and future landscaping along 101 near the proposed signs. The committee asked questions about the sign ordinance, the PD zoning for the project, and the status of the landscaping for the project.

**Motion/Action:** Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Michael O'Halloran and unanimously approved by the Architectural Committee (3-0-0-0).

**8.A. File No.(s):** **PLN2017-12480**

**Location:** 3096 Mauricia Avenue, a 5,464 square foot lot, located at the south side of Mauricia Avenue and Hayes Avenue, APN: 296-12-003; property is zoned R1-6L Single Family.

**Applicant/Owner:** Manisha Pai

**Request:** **Architectural Review** to allow a 480 square foot first floor expansion to the front and 739 square foot second floor addition to an existing 1,254 square foot one-story, three bedroom, two bathroom residence, resulting in a 2,473 square foot two-story home with four bedrooms, three bathrooms and one office.

**CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures

**Project Planner:** Elaheh Kerachian, Associate Planner

**Staff Recommendation:** **Approve**, subject to conditions

Elaheh Kerachian presented the project with recommendations for approval. There were several members of the public in attendance mostly in support of the project. Two neighbors within the vicinity of the project discussed the privacy concerns with the owner. After some discussion addressing the concerns of the two neighbors, public comment period was closed.

**Motion/Action:** Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Mike O'Halloran and unanimously approved by the Architectural Committee (3-0-0-0) subject to the following conditions:

- 1) Second story side windows facing the adjacent neighbor to the east shall be frosted to provide sufficient privacy for the neighbor. (shown on the proposed "Left Side" Elevation in the drawing set)
- 2) The applicant shall plant tall trees and landscaping on the side yards to provide sufficient screening adjacent to the left and right neighbors.

**8.B. File No.(s):** **PLN2016-12178 / CEQ2016-01027**  
**Location:** 1700 Richard Avenue, an approximately 12.6 acre project site on the south side of Richard Avenue between Scott Boulevard and Memorex Drive in the City of Santa Clara, APNs: 224-65-010; project site is zoned Light Industrial (ML).  
**Applicant:** Paul Wicoff for Burr Computer Environments, Inc.  
**Owner:** G&I VIII Westcore Memorex & RI  
**Request:** Adoption of a **Mitigated Negative Declaration**; Approval of an **Architectural Review** to allow the construction of a 15 foot concrete and aluminum louver wall to screen diesel generators, fuel tanks, and electrical and mechanical equipment within the new equipment yard.  
**CEQA Determination:** IS/MND  
**Project Planner:** Steve Le, Assistant Planner I  
**Staff Recommendation:** **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval and the MND for the new equipment screening wall. There were no public comments. The committee did not express any concerns.

**Motion/Action:** Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Michael O'Halloran and unanimously approved by the Architectural Committee (3-0-0-0).

**8.E. File No.(s):** **PLN2017-12621**  
**Location:** 2489 Moraine Drive, a 5,504 square foot lot located between Painted Rock Drive and Amethyst Drive. APN: 216-19-019  
**Applicant/Owner:** Sam Pan and David Langtry  
**Request:** **Architectural Review** of a 3,153 square foot, 5 bedroom, 3 bathroom two-story single family residence including two car garage (existing one-story 3 bedroom, 1 bathroom single family residence to be demolished).  
**CEQA Determination:** Categorical Exemption per CEQA Section 15311, Accessory Structures.  
**Project Planner:** Anna McGill, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. The adjacent neighbor's son attended the meeting and asked questions related to privacy, environmental impacts, building height, construction hours, sewer capacity traffic and overall design for the two story. The project applicant and staff responded to various questions and agreed to look into the status of the current sewer line age and potential upgrade. The committee did not express any concerns.

**Motion/Action:** Motion to approve was made by Planning Commissioner Mike O'Halloran, seconded by Planning Commissioner Raj Chahal and unanimously approved by the Architectural Committee (3-0-0-0).

**8.F. File No.(s):** **PLN2016-12161**  
**Location:** 2879 Bruce Court, a 13,471 square foot lot, located at the cul-de-sac of Bruce Court, APN: 220-25-067; property is zoned R1-6L Single Family.  
**Applicant/Owner:** Frank Ho/Charles Srethabhakti  
**Request:** **Architectural Review** to allow a 92 square foot first floor expansion at the front, 638 square foot secondary unit to the back and 1,322 square foot second floor addition to an existing 2,066 square foot one-story, four bedroom, three bathroom residence with a two-car garage, resulting in a 4,097 square foot two-story five bedroom, four and one-half bathroom residence with a 638 square foot one bedroom, one bathroom accessory unit.

**CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
**Project Planner:** Elaheh Kerachian, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

Elaheh Kerachian presented the project with recommendations for approval. There were no public comments. The committee did not express any concerns.

**Motion/Action:** Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Mike O'Halloran and unanimously approved by the Architectural Committee (3-0-0-0) subject to the following condition:

- 1) Windows at sill level on the proposed Left (South-West) elevation shall be raised to a minimum of five feet above the finished floor to provide sufficient privacy for the neighbors.

## 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

## 10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on Wednesday, July 5, 2017, at 7:00 p.m.

Prepared by:   
Gloria Sciarra, AICP  
Development Review Officer

Approved:   
Andrew Crabtree  
Director of Community Development