



## **MINUTES**

**Wednesday, September 20, 2017 – 7:00 P.M.**

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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 7:10 P.M.

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

The following Committee Members responded to roll call: Council Member Teresa O'Neill, Planning Commissioner Yuki Ikezi, Planning Commissioner Sudhanshu Jain.

Staff present: Debby Fernandez, Associate Planner; Elaheh Kerachian, Associate Planner

Applicants, Owners and Public present:

**Item 8.A PLN2017-12772:** 2278 Talia Avenue: Aziz Zyed, Owner; Sharad Lal, Architect; John Cunningham, Neighbor.

**Item 8.B PLN2017-12817:** 500 El Camino Real: Don Ackerland, Chris Shay, Steve Thompson, Santa Clara University; Jeffrey T. Berg, Brent Downing, Devcon Construction.

#### **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)

- None

**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.

- None

**8. PUBLIC HEARING ITEMS**

**8.A File No.(s):** **PLN2017-12772**  
**Location:** 2278 Talia Avenue, a 8,072 square foot lot, located at the southeast corner of Talia Avenue and Concannon Court, APN: 303-07-067; property is zoned Single Family Residential (R1-6L).  
**Applicant:** Syed Aziz  
**Owner:** Syed Aziz  
**Request:** **Architectural Review** to allow demolition of an existing 1,131 square foot three bedroom, one bathroom residence to allow construction of a 3,809 square foot two-story, five bedroom and five bathroom residence with a 405 square foot two-car garage.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
**Project Planner:** Elaheh Kerachian  
**Staff Recommendation:** **Approve**, subject to conditions

Elaheh Kerachian presented the project with recommendation for approval subject to conditions. There were public comments about the number of bedrooms and bathrooms and the building size.

**Motion/Action:** Motion to approve was made by Planning Commissioner Sudhanshu Jain, seconded by Planning Commissioner Yuki Ikezi and unanimously approved by the Architectural Committee (3-0-0-0) with the following conditions:

1. The proposed two-car garage shall be maintained clear and free for car parking use at all times. It shall not be used as storage.
2. The ground floor bathroom shall be changed to a half bath.
3. Since, there are no existing street trees adjacent to the site along Talia Avenue and Concannon Court, the project should plant at least one street tree, in coordination with the City Arborist, along each street frontage.

**8.B. File No.(s):** **PLN2017-12817 / CEQ2014-01184**  
**Location:** 500 El Camino Real, a 1.67 acre project area located on the east side of The Alameda approximately 470 feet north of El Camino Real at the

**Applicant:** south end of the Santa Clara University campus; APN: 230-13-023;  
**Owner:** property is zoned Public, Quasi-Public, and Public Park or Recreation (B).  
 Brent Downing, Devcon  
**Request:** Santa Clara University  
**Architectural Review** of a 121,495 square foot, four-story structure over  
 podium parking, 368 bed student dormitory on the Santa Clara University  
 campus (South Residence Hall).  
**CEQA Determination:** Certified Environmental Impact Report, SCH #2015042076  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

Project representatives Chris Shay, Brent Downing, Don Ackerland, Jeffrey Berg, and Steve Thompson were present for the discussion. There were no public comments.

Debby Fernandez provided an overview of the approved Master Plan for the University campus and presented the project plans for the South Residence Hall identified in the Master Plan for construction and site location, and conditions for architectural review of building design and landscaping. Ms. Fernandez noted that the landscape plans are conceptual and that staff will be working with the applicant on selective tree removal and replacement with submittal of complete landscape plans. Brent Downing and Chris Shay responded to questions regarding bed count and floor plans, student parking and on-site parking permits, bicycle parking and storage, and electric vehicle parking stations. Mr. Downing elaborated on the discussion of building design and materials, exterior lighting, landscaping, and outdoor recreation areas.

**Motion/Action:** Motion to approve was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Sudhanshu Jain and unanimously approved by the Architectural Committee (3-0-0-0) with a recommendation to pre-wire 20 percent of the parking stalls for use by electric vehicles and the condition to work with staff on selective tree removal and replacement in the submittal of a complete landscape plan.

**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**

The meeting adjourned at 8:50 p.m. The next regular Architectural Committee meeting will be held on Wednesday, October 4, 2017, at 7:00 p.m.

Prepared by: *Gloria Sciara*  
 Gloria Sciara, AICP  
 Development Review Officer

Approved: *Andrew Crabtree*  
 Andrew Crabtree  
 Director of Community Development