



MINUTES

Wednesday, October 4, 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 P.M.

2. ROLL CALL

The following Committee Members responded to roll call: Council Member Teresa O'Neill; Planning Commissioner Raj Chahal; Planning Commissioner Sudhanshu Jain.

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer.

Applicants, Owners and Public present:

Item 7.B. PLN2017-12849	586 Giannini Drive: N/A
Item 7.C. PLN2017-12838	3042 Millar Avenue: Withdrawn
Item 7.D. PLN2017-12657	3607 Kifer Road: N/A
Item 8.A. PLN2017-12791	403 Dayton Avenue: Tai Jun Dai, Owner; Kyle Chan, Architect.
Item 8.B. PLN2017-12830	2778 Crosby Court: Tai Jun Dai, Owner; Kyle Chan, Architect.
Item 8.C. PLN2017-12527	726 Madison Street: John and Kimberly Frazzitta, Owners; John Frolli, Applicant; Stewart and Connie Hill, Gabrielle Seagrave, LaDonna Silva, Tim Konkil, Neighbors.

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

- Item 7.C. PLN2017-12838, 3042 Millar Avenue

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.

Motion/Action: Motion to approve was made by Planning Commissioner Raj Chahal, seconded by Planning Commissioner Sudhanshu Jain, and unanimously approved by the Architectural Committee (3-0-0-0).

7.A Architectural Committee Schedule of Meetings for 2018.

7.B **File No.(s):** **PLN2017-12849**
Location: 586 Giannini Drive, a 9,214 square foot lot, located at the southwest corner of Giannini Drive and Pruneridge Avenue, APN: 316-12-097; property is zoned R1-6L Single Family.
Applicant: Priyanka Aggarwal
Owner: Priyanka Aggarwal
Request: **Architectural Review** to allow a 419 square foot first floor addition to the north side of an existing 1,473 square foot one-story, three bedroom and two bathroom residence resulting in a 1,907 square foot one-story home with four bedrooms, three bathrooms with an existing 460 square foot two-car garage.
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

7.C **File No.(s):** **PLN2017-12838 – *Withdrawn by Applicant.***
Location: ***Client wishes to redesign and submit for review at a later date.*** 3042 Millar Avenue, a 5,600 square foot lot, located midblock on Millar Avenue between Santa Cruz Avenue and Calabazas Boulevard; APN: 220-28-032; Property is zoned R1-6L Single Family.
Applicant: Anthony Maniscalco
Owner: Tao Cheng

Request: **Architectural Review** of a 485 square foot front addition and interior remodel to create a fourth bedroom and third bathroom for an existing 1,068 square foot single-story residence with a 442 square foot 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

7.D File No.(s): **PLN2017-12657**
Location: 3607 Kifer Road (office), a 3.1-acre project site on the northwest corner of Kifer Road and Lawrence Expressway; APNs: 205-38-015 (office) and 205-38-022 (garage); Property is zoned Light Industrial (ML).
Applicant/Owner: Ted McMahon for Bayview Development Group
Request: Approval of an **Addendum** to the Kifer Office Project's MND and an **Architectural Review** of a previously approved project that proposes a new single-floor subterranean parking garage beneath a previously approved five-story, 177,134 square foot office building. *(There are no changes to the elevations of the office building.)*
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to the following conditions:

- To the previously approved twenty-two onsite parking spaces, there will be an additional 5 above ground spaces with 66 underground parking spaces.
- Pedestrian walkway widened.

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2017-12791**
Location: 403 Dayton Avenue, an 8,470 square foot parcel located on the east side of Dayton Avenue, approximately 135 feet north of Rosemont Drive, APN: 296-02-033; property is zoned R1-6L – Single Family Residential.
Applicant: AMS Design
Owner: Venkat and Bharathi Gorthi
Request: **Architectural Review** to allow an 800 square foot ground floor addition and 1,100 square foot second-story addition to an existing 1,566 square foot three bedroom, two bathroom residence, resulting in a four bedroom, three and one-half bathroom residence with an attached 638 square foot one bedroom ground floor accessory unit.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. The committee did not express any concerns.

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

- The request to use full size windows on the second floor was approved to be installed under the second story gable.
- There was discussion regarding the size of the lot and planned dwelling. Owner may want to add additional rooms that will result in a larger unit.

8.B. File No.(s): **PLN2017-12830**
Location: 2778 Crosby Court, a 11,325 square foot lot, located at cul-de-sac of Crosby Court, APN: 216-06-022; property is zoned R1-6L Single Family.
Applicant: Kyle Chan
Owner: Tie Jun Dai
Request: **Architectural Review** to allow a 723 square foot first floor addition to the front and back of an existing 2,009 square foot one-story, three bedroom and two bathroom residence with an attached 472 square foot garage, resulting in 2,732 square foot one-story home with four bedrooms and three bathrooms and an attached 472 square foot garage.
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

Gloria Sciara presented the project with recommendations for approval. There was discussion regarding the fence height, alternatives to forced air AC and heat, and expansion of living room and master bedroom.

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

- New window trim on front elevation to match existing trim.

8.C File No.(s): **PLN2017-12527**
Location: 726 Madison Street, a 8,044 square foot parcel located on west side of Madison Street between Lexington Street and Santa Clara Street, APN: 269-26-051; property is zoned R1-6L, Single Family Residential. *Continued for redesign from the 8/30/17 meeting.*
Applicant: John Frolli, Strata Design Studio
Owner: Josh and Kimberly Frazzitta
Request: **Architectural Review** for the remodel of an existing two bedroom, one bathroom, 2,012 square foot residence, including a new rear porch, exterior staircase, and second floor balcony, resulting in a five bedroom, two bathroom residence. *(Note: Property is listed on the City of Santa Clara Architecturally and Historically Significant Properties list and is requesting approval of a Mills Act agreement in conjunction with this application. The Mills Act agreement is pending subject to action on the AC action).*
CEQA Determination: Categorical Exemption per CEQA Section 15331, Historical Resource Rehabilitation/Rehabilitation
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. There was discussion regarding the project.

Commissioner Jain disclosed that he is also using John Frolli for his own project and inquired as to recusing himself from this project though he also expressed that he will be able to remain impartial.

Proposals for the exterior staircase were discussed. Owner wishes to keep the historic craftsman style of the house and mentioned that the home, formerly made up of two units, will be reverted to a single family home. Architect John Frolli explained the revisions and reason for an exterior staircase and second floor porch. The need for a wider staircase was mentioned for the purpose of bringing furniture upstairs. Frolli also expressed that there should be a written policy regarding exterior stairs for dwellings in the City.

Neighbors expressed support for the exterior staircase via memo and in person. Neighbors comments included: exterior porches are not unusual for homes in the old quad neighborhood; suggestion to revise the design to reduce the prominence of the exterior staircase; concern with safety and ADA compliance was mentioned.

Motion/Action: Motion to approve the revised design was made by Planning Commissioner Sudhanshu Jain, seconded by Planning Commissioner Raj Chahal and unanimously approved by the Architectural Committee (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 Community Development Department
- iii. Committee/Board Liaison and Committee Reports
- iv. Committee Activities
- v. Upcoming Agenda Items

10. ADJOURNMENT

The meeting adjourned at 8:45 P.M. The next regular Architectural Committee meeting will be held on Wednesday, November 1, 2017, at 7:00 p.m.

Prepared by: 
Gloria Sciarra, AICP
Development Review Officer

Approved: 
Andrew Crabtree
Director of Community Development