



## **AGENDA**

**Wednesday, February 21, 2018 – 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**

#### **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** **File No.(s):** **PLN2018-13036**  
**Location:** 3495 Victoria Avenue, a 5,974 square foot lot located to the north of Warburton Avenue; APN: 220-05-102; property is zoned R-6L Single Family.  
**Applicant/Owner:** Yanna Hu and Qihua Luo  
**Request:** **Architectural Review** of an interior renovation of an existing 1,992 square foot two bedroom, two bathroom, single-story residence resulting in a 1,992 square foot four bedroom, three bathroom residence with an existing attached 375 square foot two-car garage.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Anna McGill, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions
- 7.B** **File No.(s):** **PLN2018-13030**  
**Location:** 2281 Bowers Avenue; a 6,090 square-foot lot on the east side of Bowers Avenue; APN: 216-13-014; property is zoned R1-6L Single Family.  
**Applicant/Owner:** Hau-Ching Liao  
**Request:** **Architectural Review** of a 565 square foot rear addition to an existing 1,213 square foot three bedroom, two bathroom, single family home with a two-car garage, resulting in a 1,778 square foot single family residence with four bedrooms, three bathrooms, and an existing 437 square foot two-car 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.C** **File No.(s):** **PLN2018-13057**  
**Location:** 151 Muir Avenue; a 7,200 square-foot lot on the east side of Muir Avenue; APN: 296-14-063; property is zoned R1-6L Single Family.  
**Applicant/Owner:** Alok Agarwal and Babita Jain  
**Request:** **Architectural Review** of a 572 square foot front addition to an existing 1,766 square foot three bedroom, two bathroom, single family home with a two-car garage, resulting in a 2,338 square foot single family residence with four bedrooms, three bathrooms, and an existing 471 square foot two-car 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):** **PLN2018-13059**  
**Location:** 1734 Franck Avenue, a 5,707 square foot lot, located at the west side of Franck Avenue, APN: 216-04-066; property is zoned R1-6L Single Family.  
**Applicant/Owner:** Jack Lin/Angel Wang  
**Request:** **Architectural Review** to allow a 806 square foot first floor addition to the front and rear of an existing 1,035 square foot one-story, three bedroom and one bathroom residence with an attached 370 square foot two-car garage, resulting in 1,841 square foot one-story five bedroom and three and one-half bathroom residence with an attached 441 square foot two-car garage.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities

**Project Planner:** Elaheh Kerachian, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

## 8. PUBLIC HEARING ITEMS

- 8.A File No.(s):** **PLN2017-13013**  
**Location:** 664 Scott Blvd, a 6,215 square foot lot, located at the west side of Scott Blvd, APN: 294-06-006; property is zoned R1-6L Single Family.  
**Applicant/Owner:** Pattree Duke  
**Request:** **Architectural Review** to allow demolition of an existing 1,209 square foot two bedroom, one bathroom, single story residence with a one-car garage to allow construction of a 2,032 square foot one-story single family residence with three bedrooms, three and one-half bathrooms, with an attached 427 square foot two-car garage.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Elaheh Kerachian, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2017-13000**  
**Location:** 2326 Quinn Avenue, a 9,610 square foot lot, located at the west side of Quinn Avenue, APN: 216-13-053; property is zoned R1-6L Single Family.  
**Applicant:** Marcus D Design  
**Owner:** Redwood Trail, LLC  
**Request:** **Architectural review** to allow demolition of an existing 1,749 square foot, three bedroom, two bathroom, one-story single family residence, and the replacement construction of a new two-story 4,027 square foot five bedroom, four bathroom, single family home with an attached two car garage.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Rebecca Bustos, Associate Planner  
**Staff Recommendation:** **Continue for Redesign**
- 8.C. File No.(s):** **PLN2017-12931**  
**Location:** 3677 Magellan Avenue, a 6,365 square foot lot, located on the north side of Magellan Avenue between Hillsdale Avenue and La Salle Avenue, APN: 316-16-025; property is zoned Single Family (R1-6L).  
**Applicant:** Mazi Motamedi, Ali's Construction  
**Owner:** Sajeev Menon  
**Request:** **Architectural Review** to allow a 630 square foot first floor addition and a new 1,260 square foot second floor addition to an existing 1,360 square foot one-story, four bedroom and two bathroom residence resulting in a 3,250 square foot two-story home with four bedrooms, four and one-half bathrooms and an existing 440 square foot two-car garage.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
**Project Planner:** Yen Chen, Associate Planner  
**Staff Recommendation:** **Continue for Redesign**

- 8.D. File No.(s):** **PLN2018-13068**  
**Location:** 3471 Machado Avenue, a 5,508 square foot lot on the north side of Machado Avenue approximately 250 feet west of Nobili Avenue, APN: 220-16-068; property is zoned Single Family Residential (R1-6L).  
**Applicant:** Michelle Miner Design  
**Owner:** Stephen and Sarah Nelson  
**Request:** **Architectural Review** of a 188 square foot first floor expansion and 760 square foot second story addition to an existing 1,995 square foot, three bedroom and two bathroom, one-story single family residence; resulting in a four bedroom and three bathroom home with 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 conditions
- 8.E. File No.(s):** **PLN2017-12946**  
**Location:** 2106 Agnew Road, a 7,414 square foot lot located midblock on Agnew Road between Fillmore Street and Cheeney Street, APN: 104-12-198; property is zoned Single Family Residential (R1-6L).  
**Applicant/Owner:** Weinong Lai  
**Request:** **Architectural Review** to allow remodel and 353 square foot addition to an existing first floor and new construction of a second story 950 square foot addition to an existing 1,441 square foot three bedroom, one and one-half bathroom single family residence resulting in a 2,744 square foot six bedroom, three and one-half bathroom, single family residence; demolition and replacement with a 477 square foot two-car garage at the rear yard.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Anna McGill, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.F. File No.(s):** **PLN2018-13069**  
**Location:** 3521 Tracy Drive; a 6,000 square-foot lot on the north side of Tracy Drive; APN: 296-04-028; property is zoned R1-6L Single Family.  
**Applicant/Owner:** Bora Israni and Sandeep Israni  
**Request:** **Architectural Review** of 765 square foot front and rear addition to a single family residence with three bedrooms, two bathrooms, and an attached 494 square foot garage, resulting in a 2,400 square foot single story residence with five bedrooms, three and one-half bathrooms, a new front porch and an existing attached garage. The proposal includes Minor Modification request to locate the porch three feet into the 20 foot front yard setback.  
**CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Steve Le, Assistant Planner I  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.G. File No.(s):** **PLN2017-12836**  
**Location:** 2961 Corvin Drive, et al, 1.619 acre, approximately 450 feet north of Kifer Drive, located between Corvin Drive and Calabazas Creek; APNs: 216-33-040, -041, -042, -043, -044  
**Applicant/Owner:** SummerHill Homes

**Request:** **Architectural Review** for the construction of 38 townhomes consistent with the Lawrence Station Area Plan.  
**CEQA Determination:** Lawrence Station Area Plan EIR  
**Project Planner:** Yen Han Chen, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**8.H. File No.(s):** **PLN2017-12870**  
**Location:** 2788, 2888 San Tomas Expressway and 2400 Condensa Street; a 35.62 acre campus located on the south side of Central Expressway; APNs: 224-11-068, 216-28-128; property is zoned PD Planned Development.  
**Applicant/Owner:** NVIDIA  
**Request:** **Architectural Review** for modifications to a previously approved three phase project to shift a portion of the overall approved square footage from Phase 3 to Phase 2, including modifying the architectural design of the proposed buildings and the addition of a 105,000 square foot trellis.  
**CEQA Determination:** Addendum to the San Tomas Business Park Campus Final EIR  
**Project Planner:** Rebecca Bustos, Associate Planner  
**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 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, March 7, 2018, at 7:00 p.m.

Prepared by:   
Gloria Sciara, AICP  
Development Review Officer

Approved:   
Andrew Crabtree  
Director of Community Development