



MINUTES

Wednesday, January 17, 2018 – 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 Patricia Mahan; Planning Commissioner Yuki Ikezi; and Planning Commissioner Suds Jain.

Staff present: Staff Liaison: Jeff Schwilk, AICP, Associate Planner.

Applicants, Owners and Public present:

Item 7.A. PLN2017-12989	3158 Atherton : W.H. Yang, Applicant
Item 7.B. PLN2017-12986	860 Circle Drive: Qasim Ali, Owner
Item 7.C. PLN2017-13009	3427 Bella Vista Avenue: W.H. Yang, Applicant
Item 7.D. PLN2017-12983	624 Hickory Place: Scott Fielder, Applicant
Item 7.E. PLN2017-13005	2541 South Park Lane: Tudor Har, Owner
Item 8.A. PLN2017-13001	2930 El Camino Real: Arvind Iyer, Architect; Rajen Shah, Rinal Shah, and David Dworking, Owners; Carl Anello, Neighbor; and David E. Aldez.

3. DISTRIBUTION OF AGENDA

Copies of the current agenda were made available from the Planning Division office on the Friday afternoon preceding the meeting, and were also made 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 were instructed they 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 items 7.A, 7.B, 7.C, and 7.D on the Consent Calendar was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0).

- 7.A. File No.(s):** **PLN2017-12989**
Location: 3158 Atherton Drive, a 6,098 square foot lot on the south side of Atherton Drive between Cronin Drive and Burnett Avenue; APN: 296-10-071; property is zoned R1-6L Single Family.
Applicant: Helen He
Owner: Shuo Ma
Request: **Architectural Review** of a 498 square foot rear addition to an existing 1,136 square foot single-story residence with three bedrooms and two bathrooms, resulting in a four bedroom, three bathroom, 1,634 square foot residence with an existing 474 square foot two-car attached garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.B. File No.(s):** **PLN2017-12986**
Location: 860 Circle Drive, a 9,598 square foot lot on the south side of Circle Drive approximately 282 feet west of Alviso Street; APN: 269-48-040; property is zoned R1-6L Single Family Residential.
Applicant: Paul Freudenthal
Owner: Qasim Ali
Request: **Architectural Review** of a 371 square foot rear bedroom and bathroom addition to an existing 1,723 square foot single-story residence with three bedrooms and two bathrooms, resulting in a four bedroom, three bathroom, 2,094 square foot residence with an existing 480 square foot detached two-car garage to remain.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.C. File No.(s): **PLN2017-13009**
Location: 3427 Bella Vista Avenue, a 5,757 square foot lot on the north side of Bella Vista Avenue; APN: 220-10-035; property is zoned R1-6L Single Family.
Applicant: Helen He
Owner: Dan Zhang
Request: **Architectural Review** of a 488 square foot addition to an existing 1,212 square foot residence with three bedrooms and two bathrooms resulting in a single-story 1,700 square foot residence with four bedrooms, three bathrooms with an existing 396 square foot two-car attached garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.D. File No.(s): **PLN2017-12983**
Location: 624 Hickory Place, a 6,359 square foot lot on the west side of Hickory Place; APN: 293-14-021; property is zoned R1-6L Single Family.
Applicant/Owner: Rong Liu
Request: **Architectural Review** of a 496 square foot rear addition to an existing single-story 1,064 square foot three bedroom, one bathroom residence resulting in a 1,560 square foot residence with four bedrooms, three bathrooms with an existing attached 456 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.E. File No.(s): **PLN2017-13005**
Location: 2541 South Park Lane, a 1,402 square foot lot on the east side of South Park Lane in a townhouse subdivision; APN: 216-38-041; property is zoned PD, Planned Development.
Applicant/ Owner: Tudor Har
Request: **Architectural Review** of a family room conversion to create a fourth bedroom within an existing 1,492 square foot single-family residence with three bedrooms, two bathrooms, and an attached 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

Item 7.E was pulled from the Consent Calendar. Commissioner Jain recused himself from the vote on this project noting he has a personal friendship with the property owners.

Motion/Action: Motion to approve was made by Planning Commissioner Yuki Ikezi, seconded by Council Member Mahan, and approved by the Architectural Committee (2-0-0-1).

8. PUBLIC HEARING ITEMS

8.A. File No.(s):	PLN2017-13001
Location:	2930 El Camino Real, a 1.03 acre lot on the south side of El Camino Real, approximately 160 feet east of Alpine Avenue; APN: 290-05-055; property is zoned CT – Thoroughfare Commercial.
Applicant:	Iyer & Associates
Owner:	QISC LLC
Request:	Architectural Review of the proposed remodel and reconfiguration of an existing 70-room motel (Quality Inn & Suites), including the addition of 16 motel rooms within the existing building areas, the addition of 20 new parking spaces on site, rehabilitated site landscaping, replacement of trash enclosure, new signs, and Zoning Administrator Modification to allow 65 parking spaces where 86 spaces are required with 8'6" x 18' parking stall dimensions.
CEQA Determination:	Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner:	Jeff Schwilk, AICP, Associate Planner
Staff Recommendation:	Approve , subject to conditions

Jeff Schwilk presented the project plans. The applicant presented revised building color elevations at the meeting with a revised exterior paint scheme (lighter and warmer colors). The owners stated they met with adjoining residential neighbors to the south on Butte Street to review the project plans prior to the meeting.

The applicant responded to one neighbor's question about plans for new outdoor security and safety measures stating the property will be retrofitted with LED security lighting, a camera surveillance system, and will coordinate with the City's Police and Fire Department to respond to future issues that may arise. In response to another neighbor's questions about timeframe for construction, parking and on site amenity areas, the applicant stated that construction is planned to occur over an approximate nine month period, that the business will be in partial operation throughout all phases of construction, that adequate customer parking will continue to be provided on site, and that employees and contractors will park on site and temporarily as-needed on the Bank of America parking lot nearby to the east. The applicant further explained that the current guest breakfast amenity room will be renovated and retained.

In response to the Committee's question about improved street frontage landscaping and street access, the applicant agreed to plant 'Columbia' sycamore street trees in place of the proposed olive trees, and further agreed to add a corner of pavement near the driveway and against the City sidewalk for improved pedestrian sidewalk access to the site and around the decorative City street light pole.

The Committee discussed the sample parking study provided by the applicant, which included Transportation Demand Management (TDM) Plan strategies for reducing parking demand on site, and questioned whether some of the TDM strategies mentioned in the study could be implemented with this project to further support the requested parking Modification. The applicant responded stating that in addition to providing on-site bicycle lockers and bike racks for employees and customers, they also plan to implement the same programs offering \$5.00 transit subsidies to guests using local taxis or Uber ride share services, as well as offering monthly VTA bus passes to employees who wish to commute using public transportation.

Motion/Action: Motion to approve the project with the proposed revised color palate was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Suds Jain and unanimously approved by the Architectural Committee (3-0-0-0), subject to the following conditions:

- 1) Project landscaping shall include larger Sycamore "Columbia" variety street trees along El Camino Real (instead of the proposed olive trees), incorporating root barriers against the City's sidewalk and underground utilities.

- 2) The project shall expand pavement slightly into the front landscaped area against the City driveway and sidewalk for improved public access around the decorative street light pole.
- 3) Recommend the Zoning Administrator approve the requested parking modification, subject to the applicant offering transit subsidies to guests using local taxis or ride share services, as well as offering monthly VTA bus passes to employees who wish to commute using public transportation.

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 7:40 p.m. The next regular Architectural Committee meeting will be held on Wednesday, February 21, 2018, at 7:00 p.m.

Prepared by: 
Jeff Schwilk, AICP
Associate Planner

Approved: 
Andrew Crabtree
Director of Community Development