



AGENDA

Wednesday, April 18, 2018 – 5:00 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

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):** **PLN2018-13158**
Location: 2122 Nobili Avenue, a 6,916 square foot lot, located on the west side of Nobili Avenue between Machado Avenue and Bonita Avenue, APN: 220-12-026; property is zoned Single Family (R1-6L)
Applicant: Chia-Ching Lin
Owner: Prasad Joshi
Request: **Architectural Review** of an internal reconfiguration of an existing 2,122 square foot, three-bedroom two and a half bathroom residence resulting in a four-bedroom, two and a half bathroom residence with no additional square footage and a two-car garage to 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):** **PLN2018-13112**
Location: 3272 El Sobrante Street, a 7,500 square foot lot, located on the south side of El Sobrante Street, approximately 175 feet west of Pomeroy Avenue, APN: 290-19-072; property is zoned Single Family (R1-6L)
Applicant/Owner: Faieda Hussain
Request: **Architectural Review** of an internal reconfiguration of an existing 2,380 square foot, three-bedroom, three-bathroom residence resulting in a four-bedroom, three-bathroom residence with no additional square footage and a two-car garage to remain.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.C. File No.(s):** **PLN2018-13090**
Location: 1746 Oswald Place, a 5,670 square foot lot, located at the west side of Oswald Place, APN: 216-03-033; property is zoned Single Family (R1-6L)
Applicant: Sal Zahraoui
Owner: Nancy Shin
Request: **Architectural Review** to allow a 606 square foot first floor addition to the front of an existing 1,283 square foot one-story, three-bedroom and two-bathroom residence with an attached 400 square foot two-car garage, resulting in 1,886 square foot one-story four-bedroom and two-bathroom residence with an existing 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.D. File No.(s):** **PLN2018-13163**
Location: 443 Juanita Drive, a 6,566 square foot lot, located on the south side of Juanita Drive, APN: 303-08-019; property is zoned Single Family (R1-6L)
Applicant: Hau-Ching Liao
Owner: Josh Michaelian
Request: **Architectural Review approval** to allow 799 square foot rear addition to an existing 1,091 square foot one-story residence with three bedrooms, one bathroom, and an attached 427 square foot two-car garage, resulting in a 1,890 square foot four bedrooms and three bathrooms residence with an attached garage.

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 conditions

7.E. File No.(s): **PLN2018-13139**
Location: 2760 Homestead Road, a 9.87 acre site, located on the southeast corner of Homestead Road and Kiely Boulevard, APN: 294-18-035; property is Neighborhood Commercial (CN)
Applicant: Alison Warner for Regency Centers
Owner: FW CA-Mariposa Gardens Shopping Centers, LLC
Request: **Architectural Review approval** of the facade upgrade for the Mariposa Gardens Shopping Center in combination with a Master Sign Program for the center.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.F. File No.(s): **PLN2018-13153**
Location: 92 Claremont Avenue, a 6,930 square foot lot located at the southwest intersection of Bennett Avenue and Claremont Avenue, APN: 296-17-005; property is zoned Single Family (R1-6L)
Applicant/Owner: Wen Chun Wang
Request: **Architectural review** to allow demolition of an existing 1,596 square foot three-bedroom, one-bathroom, one-story, single family residence, and the replacement construction of a new 2,095 square foot one-story, four-bedroom, three-bathroom single family residence with an attached two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.G. File No.(s): **PLN2018-13181**
Location: 3740 Benton Street, a 6,800 square foot property, located on the east side of Benton Street, approximately 70 feet south of Thrush Way, APN: 313-19-002; property is zoned Single Family (R1-6L)
Applicant/Owner: Sathyashankar Nalka
Request: **Architectural Review** to allow a 394 square foot ground floor master bedroom and bathroom addition to the front of an existing 1,375 square foot one-story, three-bedroom and two-bathroom residence with an attached two-car garage, resulting in a 1,769 square foot one-story, four-bedroom and three bathroom residence with an existing two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.H. File No.(s): **PLN2018-13151**
Location: 3096 Arthur Court, a 6,000 square foot property, located to the east of Kellogg Way, approximately 250 feet south of Mauricia Avenue, APN: 296-12-015; property is zoned Single Family (R1-6L)
Applicant: Anthony Maniscalco, A.T.M. Builds
Owner: Walid Elmarassy
Request: **Architectural Review** to allow a 349 square foot ground floor master bedroom and bathroom addition to the front of an existing 1,240 square foot one-story, three-bedroom and two-bathroom residence with an

CEQA Determination: attached two-car garage, resulting in 1,589 square foot one-story, four-bedroom and two-bathroom residence with an existing two-car garage.
Project Planner: Categorical Exemption per CEQA Section 15301, Existing Facilities
Staff Recommendation: Anna McGill, Associate Planner
Approve, subject to conditions

7.I. File No.(s): **PLN2018-13143**
Location: 1952 Graham Lane, a 7,169 square foot property, located to the east of San Tomas Expressway and to the south of Cabrillo Avenue, APN: 224-12-130; property is zoned Single Family (R1-6L)
Applicant/Owner: Richy Tran
Request: **Architectural Review** to allow a 168 square foot ground floor bedroom and bathroom addition to the rear of an existing 2,238 square foot one-story, three-bedroom and three-bathroom residence with an attached two-car garage, resulting in a 2,406 square foot one-story, four-bedroom and four-bathroom residence with an existing 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.J. File No. (s): **PLN2018-13105**
Location: 2846 Ramona Court, a 10,466 square foot lot located on a Cul-de-sac on Ramona Court, approximately 155 feet south of Homestead Road, APN: 293-25-005; property is zoned Single Family (R1-6L)
Applicant: Anat Sokol, Sokol Design Inc.
Owner: Ophir Mior
Request: **Architectural Review** to allow the remodel and 1,697 square foot addition to an existing 1,523 square foot one-story, three-bedroom, two-bathroom, single family residence, resulting in a 3,220 square foot one-story, five-bedroom, four-bathroom, single family residence with an existing 410 square foot garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.K. File No.(s): **PLN2018-13129**
Location: 2921 Monroe Street, a 5,500 square foot lot located on the north side of Monroe Street approximately 60 feet east of Brown Avenue, APN: 216-18-084; property is zoned Single Family (R1-6L)
Applicant: Jose Monroy, Bay Area Home Design
Owner: Guadalupe Roque
Request: **Architectural Review** to allow a 189 square foot living area and front porch addition to an existing one-story, four-bedroom and three-bathroom residence, resulting in a 2,078 square foot two-story home with five bedrooms and three bathrooms and an existing 1,718 square foot 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. PUBLIC HEARING ITEMS

8.A. 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: **No recommendation**
- 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: 216-13-052; property is zoned Single Family (R1-6L)
- 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 3,571 square foot five-bedroom, four-bathroom, single family home with an attached two-car garage.
- 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
- 8.C. File No.(s):** **PLN2018-13103**
Location: 4475 Fillmore Street, a 6,250 square foot lot located on the east side of Fillmore Street, approximately 100 feet south of 3rd Street, APN: 104-10-059; property is zoned Single Family (R1-6L)
- Applicant:** Abdul Katif, R&L Construction Management
Owner: Sudeep Khurajam
Request: **Architectural review** of a two-story addition, including an attached two-story accessory unit, to an existing 1,100 square-foot one-story residence resulting in a four-bedroom, four and a half bathroom 2,772 square-foot residence with an attached garage to remain. Project includes a Minor Modification to reduce minimum side yard setback from 5' to 4'9".
- CEQA Determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Continue for redesign**
- 8.D. File No.(s):** **PLN2018-13063**
Location: 3330 Tracy Drive, a 6,886 square foot lot located on the east side of Tracy Drive approximately 310 feet north of Carter Way, APN: 296-05-038; property is zoned Single Family (R1-6L)
- Applicant:** Nadia Pichko, Bolt Design Studio
Owner: Dayakar Duvvuku
Request: **Architectural Review** to allow a 990 square first floor expansion and remodel in conjunction with a 1,708 square floor second story addition to an existing three-bedroom, two-bathroom, single family residence, resulting in an attached 614 square foot, two-bedroom and one-bath accessory dwelling unit and 3,265 square foot two-story home with four bedrooms and four bathrooms and an existing 455 square foot 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): **PLN2018-13071**
Location: 4878 Avenida De Los Arboles, a 7,466 square foot property, located directly south of Calle de Primavera and west of Avenida De los Arboles, APN: 097-41-064; property is zoned Single Family (R1-6L)
Applicant: Lowell Esposo
Owner: Willard and Eileen Esposo
Request: **Architectural Review** of a 753 square foot first floor addition and 1,340 square foot second floor addition to an existing 1,157 square foot three-bedroom, two-bathroom single family home with an attached two-car garage resulting in a 3,250 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: Anna McGill, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.F. File No.(s): **PLN2017-12535 and CEQ2017-01034**
Location: 2305 Mission College Boulevard, a 15.7-acre project site on the north side of Mission College Boulevard and east of the San Tomas Aquino Creek in the City of Santa Clara, APN: 104-13-096; project site is zoned Light Industrial (ML)
Applicant/ Owner: Clarke Michalak, PR III 2305 Mission College
Request: Adoption of a **Mitigated Negative Declaration; Architectural Approval** for the demolition of an existing two-story 358,000 square foot office/R&D and construction of a two-story 495,610 square foot data center building with equipment yards and onsite improvements.
CEQA Determination: Initial Study/ Mitigated Negative Declaration
Project Planner: Steve Le, Assistant Planner I
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, **May 16, 2018**, at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Andrew Crabtree
Director of Community Development