



AGENDA

Wednesday, July 18, 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

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):** **PLN2018-13276**
Location: **1890 Graham Lane**, a 7,062 square foot property, located on the west side of Graham Lane at the intersection of Castro Place; APN: 224-12-119; property is zoned Single Family (R1-6L).
Applicant: Richy Tran / BDS Construction Group.
Owner: Darryl and Josie Smith
Request: **Architectural Review** of a 1,289 square foot rear addition to an existing 1,021 square foot three bedroom, one bathroom one-story single family home with a 418 square foot two-car garage resulting in a 2,310 square foot four bedroom, three and a half bathroom one-story single family home with the existing two car garage.
CEQA Determination: Categorical exemption per Section 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.B. File No.(s):** **PLN2016-11763 and CEQ2016-01005**
Location: **3100-3200 Coronado Drive**, a 6.304 acre site located at the corner of Scott Boulevard and Coronado Drive, APN: 216-46-003, 004; property is zoned ML-Light Industrial.
Applicant/Owner: Carlene Matchniff/ Irvine Co. LLC
Request: **Two-Year Extension** of Architectural Review approval to allow construction of two new four-story office buildings totaling 245,000 square feet, 4 level parking garage, signage and landscaping. The proposal includes the demolition of the existing office buildings totaling 76,000 square feet.
CEQA Determination: Addendum No. 4 to the Augustine-Bowers Office Park Environmental Impact Report (SCH# 2008052065)
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve Two-Year Extension**
- 7.C. File No.(s):** **PLN2018-13327**
Location: **588 Hubbard Avenue**, a 7,620 square-foot property, located on the west side of Hubbard Avenue south of the intersection of Hubbard Avenue and Pruneridge Avenue, APN: 316-12-077; property is zoned Single Family (R1-6L).
Applicant/Owner: Najmul Hai
Request: **Architectural Review** of a 266 square-foot rear addition to an existing 1,771 square-foot single-story three bedroom and three bathroom residence and interior remodeling resulting in a 2,037 square-foot four bedroom, three bathroom residence and a **Minor Modification** to reduce the rear setback to 15 feet where 20 feet is required.
CEQA Determination: Categorical exemption per Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.D. File No.(s):** **PLN2018-13320**
Location: **2353 Mission Glen Drive**, a 6,000 square foot property, located on the midblock and east side of Mission Glen Drive; APN: 216-40-019; property is zoned Single Family (R1-6L).
Applicant: Nadia Pichko
Owner: Mark Montrose

Request: **Architectural Review** of a 372 square foot front addition and a new 205 square foot front porch to an existing 1,938 square foot three bedroom, two and half bathroom two-story single family home with a 397 square foot two-car garage, resulting in a 2,310 square foot four bedroom, three bathroom two-story single family home with the existing two-car garage.
CEQA Determination: Categorical exemption per Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

7.E. File No.(s): **PLN2018-13147**
Location: **783 Park Court**, a 5,386 square foot lot, located at the northwest corner of Park Court Loop, approximately 50 feet east of Alviso Street; APN: 269-52-022; property is zoned Single Family (R1-6L).
Applicant: K.C. Customs, Inc.
Owner: Christi Millett
Request: **Architectural Review** of a proposed remodel and addition to an existing single-family residence, including a 550 square foot addition to the ground floor at the rear of the house, an 802 square foot basement living area addition, and interior remodel work, resulting in a 2,395 square foot, four bedroom and three bathroom residence with a 406 square foot detached two-car garage (*This project was reviewed at the Historical and Landmarks Commission meeting of June 7, 2018*).
CEQA Determination: Categorical exemption per Section 15303 – New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.F. File No.(s): **PLN2018-13368**
Location: **2625 Augustine Drive, et.al.**, 7.59 acres, located at the northeast corner of Bowers Avenue and Augustine Drive; APN: 216-45-040; property is zoned Planned Development (PD).
Applicant/Owner: Carlene Matchniff/ Irvine Co. LLC
Request: **Architectural Review** of proposed outdoor uses consistent with the PD Zoning approval for Santa Clara Square Office Phase I. The current request is for a farmers market next to the commons building. Included in the request is that future proposals which are consistent with permitted uses be reviewed by the Development Review Officer.
CEQA Determination: Categorical exemption per Section 15301 – Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.G. File No. (s): **PLN2018-13321**
Location: **2847 Sycamore Way**, a 7,405 square foot property, located on the north side of Sycamore Way, 175 square feet east of Birch Avenue; APN: 293-22-062; property is zoned Single Family (R1-6L).
Applicant: Kaely Yoon / Creative Idea Inc.
Owner: Linda Jeon
Request: **Architectural Review** of a 525 square foot first floor addition and a 104 square foot addition to the garage of an existing 1,882 square foot three bedroom, three and a half bathroom two-story home with an existing 396 square foot two-car garage resulting in a 2,407 square foot four bedroom,

four and a half bathroom two-story home with a 500 square foot two car garage.

CEQA Determination: Categorical exemption per Section 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

- 7.H. File No.(s):** **PLN2018-13292**
Location: **777 Enright Avenue**, a 10,947 square foot property, located on the east side of Enright Avenue, approximately 112 feet south of Homestead Road; APN: 294-17-050; property is zoned Single Family (R1-6L).
Applicant/Owner: Leopold Vandeneynde
Request: **Architectural Review** of the demolition and reconstruction of a non-permitted 298 square-foot rear yard master bedroom with a new 219 square foot unfinished (non-habitable) second story attic directly above, and a proposed 70 square foot rear dining room addition to an existing 1,565 square foot three bedroom and three bathroom single family residence, resulting in 1,933 square foot four bedroom and three bathroom residence, with an attached 524 square foot two car garage and an attached 489 square foot accessory unit 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

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2018-13257**
Location: **2421 Austin Place**, a 5,530 square foot lot, located at the north side of Austin Place between Los Olivos Drive and Johnson Place; APN: 294-12-047.
Applicant: Jeff Guinta, Innovative Concepts
Owner: Daniel Ybarra
Request: **Architectural Review** of a 286 square foot first floor addition and a new 692 square foot second floor addition to an existing 1,340 square foot single family residence resulting in a 2,318 square foot two-story home with five bedrooms and three bathrooms, and a 378 square foot two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2018-13258**
Location: **1741 Franck Avenue**, a 5,707 square foot lot, located on the west side of Franck Avenue between Robinson Avenue and Warburton Avenue; APN 216-04-052.
Applicant/Owner: Irfan Mulla
Request: **Architectural Review** to allow a 151 square foot first floor addition and a 1,301 square foot second floor addition to an existing 1,509 square foot one-story, three bedrooms, two bathrooms and one-car residence resulting in a 2,961 square foot two-story home with five bedrooms, four bathrooms and 469 square foot two-car garage.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Continue for Redesign**

8.C. File No.(s): **PLN2018-13120**
Location: **1021 Waterbird Way**, a 12,860 square-foot property, located on the northeast corner of the intersection of Benton Street and Waterbird Way, APN: 313-17-024; property is zoned Single Family (R1-6L).
Applicant: Leo Li
Owner: Jingjuan Tang
Request: **Architectural Review** of the demolition of an existing 1,568 square-foot single story residence and construction of a new two-story 4,353 square-foot main residence with 5 bedrooms and 5 and a half bathrooms, plus a 564 square-foot first floor attached accessory unit.
CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to redesign conditions

8.D. File No.(s): **PLN2017-12578**
Location: **3402 El Camino Real**, a 2.27-acre project site on the south side of El Camino Real between Flora Vista Boulevard and Nobili Avenue in the City of Santa Clara, APN: 290-01-136, project site is zoned Thoroughfare Commercial (CT).
Applicant: Jeremy Heggberg
Owner: John Vidovitch
Request: **Design Review** of a mixed-use development consisting of a four-story building with 66 apartment units, 9,330 square feet of ground floor retail space, surface parking, and two-level garage parking.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

8.E. File No.(s): **PLN2017-12726**
Location: **1375, 1385, and 1399 El Camino Real**, a 2.23 acre project site comprised of three parcels west of Monroe Street and bounded by El Camino Real on the south, and Civic Center Drive on the north; APNs: 224-48-002, -013, -012.
Applicant/Owner: SCS Development
Request: **Architectural Review** for a new 54-unit residential townhouse development, including 8 live/work units.
CEQA Determination: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.F. File No.(s): **PLN2017-12669**
Location: **2780 El Camino Real** a 2.87 acre site (Moonlite Lanes Bowling Alley) located on the east side of Kiely Boulevard approximately 545 feet south of El Camino Real; APN: 290-16-018.
Applicant: Marilyn Ponte, Prometheus Real Estate
Owner: Prometheus Real Estate.
Request: **Architectural Review** of 58 three-story townhomes.
CEQA Determination: Adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
Project Planner: Debby Fernandez, 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, August 15, 2018 at 7:00 p.m.

Prepared by:


Gloria Sciarra, AICP
Development Review Officer

Approved:


for Reena Brilliot
Planning Manager