



**MINUTES (Revised)**  
**Wednesday, July 18, 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**

- The meeting was called to order at 7:05 p.m.

**2. ROLL CALL**

The following Committee Members responded to roll call: Council Member Teresa O'Neill and Planning Commissioner Anthony Becker. Planning Commissioner Lance Saleme joined meeting at 7:30 p.m.

Staff present: Ela Kerachian, Associate Planner, Debby Fernandez, Associate Planner, Rebecca Bustos, Associate Planner and Steve Le, Assistant Planner I

Applicants, Owners and Public present:

**Item 7.A. PLN2018-13276**

**1890 Graham Lane:** Darryl and Jocelyn Smith, Owners.

**Item 7.B. PLN2016-11763**

**3100-3200 Coronado Drive:** N/A

**Item 7.C. PLN2018-13327**

**588 Hubbard Avenue:** N/A

**Item 7.D. PLN2018-13320**

**2353 Mission Glen Drive:** N/A

**Item 7.E. PLN2018-13147**

**783 Park Court:** Edward Saum and Richy Tran, Designers.

Item 7.F. PLN2018-13368	2625 Augustine Drive: N/A
Item 7.G. PLN2018-13321	2847 Sycamore Way: Kaely Yoon, Applicant. Deborah Smith, Dan Smith, Judy Blanco and Sean Lewis, Neighbors.
Item 7.H. PLN2018-13292	777 Enright Avenue: N/A
Item 8.A. PLN2018-13257	2421 Austin Place: Daniel and Margarita Ybarra, Owners.
Item 8.B. PLN2018-13258	1741 Franck Avenue: Alexander Angkawijawa, Designer/Owners Representative
Item 8.C. PLN2018-13120	1021 Waterbird Way: George Lowe, Neighbor.
Item 8.D. PLN2017-12578	3402 El Camino Real: N/A
Item 8.E. PLN2017-12726	1375, 1385, and 1399 El Camino Real: N/A
Item 8.F. PLN2017-12669	2780 El Camino Real: Martin Grosz, Neighbor

### 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:** Commissioner O'Neill read the meeting procedures into the record.

### 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 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, 7.D, 7.E, 7.F and 7.H on the Consent Calendar was made by Planning Commissioner Becker and seconded by Council Member O'Neill, and unanimously approved by the Architectural Committee (3-0-0-0).

- Item 7.G. was pulled for discussion.

- 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

Ela Kerachian presented the project with recommendations for approval. Approximately five members of the public attended the meeting and expressed concerns regarding the addition at the front and proposed changing the driveway location adjacent to the neighbor driveway. There was discussion regarding possible relocation of the addition to the back of the house and the possibility of changing the location of the garage. Commissioners suggested that the applicant and the neighbors work with each other to come up with an alternative design.

**Motion/Action:** Motion to continue the item was made by Planning Commissioner Becker, seconded by Planning Commissioner Saleme and approved by the Architectural Committee (2-0-0-1). (Council Member O'Neill recused herself from the vote.)

**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

Ela Kerachian presented the project with recommendations for approval. There was discussion about the proposed balcony at the back of the house on the second floor. There were no public comments. The committee did not express any concerns.

**Motion/Action:** Motion to approve was made by Planning Commissioner Becker seconded by Council Member O'Neill and unanimously approved by the Architectural Committee (3-0-0-0) with the following condition:

- Balcony railing material to be installed at maximum height allowed to improve the neighbor's privacy.

- 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**

Ela Kerachian presented the project. There were no public comments. The Committee suggested that the applicant work with staff to revise the project design especially the massing of the second floor to be in compliance with single family design guidelines.

**Motion/Action:** Motion to continue the item for redesign was made by Planning Commissioner Becker, seconded by Council Member O'Neill and unanimously approved by the Architectural Committee (3-0-0-0).

**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

Rebecca Bustos presented the project with recommendations for redesign. There were no public comments. The committee suggested that the applicant work with staff to revise the design to be in compliance with the single family design guidelines.

**Motion/Action:** Motion to continue the item for redesign was made by Planning Commissioner Saleme, seconded by Planning Commissioner Becker and unanimously approved by the Architectural Committee (3-0-0-0).

**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 Planned Development (PD).  
**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

Steve Le presented the project with recommendations for approval, subject to conditions. There were no public comments. The Committee did not express any concerns.

**Motion/Action:** Motion to approve was made by Planning Commissioner Saleme seconded by Planning Commissioner Becker and unanimously approved by the Architectural Committee (3-0-0-0), with the following conditions:

- Trash enclosure relocated to farthest location from the units
- Parking structure on the 2<sup>nd</sup> floor to be screened e.g. by shrubs
- Implement Complete Street along the project site with 8 foot sidewalk and 6 foot planter strip
- Provide a designated parking space for rideshare possibilities

**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:** **Continue for redesign**

Rebecca Bustos presented the project with recommendations to approve subject to conditions. There were no public comments. The Committee discussed that the side elevations be revisited to make sure that enough articulation is implemented. Also, a possible color change exploration and fencing along the project subject to the planner approval.

**Motion/Action:** Motion to approve was made by Planning Commissioner Saleme, seconded by Planning Commissioner Becker and unanimously approved by the Architectural Committee (3-0-0-0).

**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

Debby Fernandez presented the project with recommendations for approval. A member of the public expressed interest in the project. The committee did not express any concerns.

**Motion/Action:** Motion to approve was made by Planning Commissioner Becker, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0-0), with the following conditions:

- HOA to decide to choose between four parking spaces or green grass space on the site plan.
- Existing fence to remain on the south side.
- Green wall on both sides of the fence and on the north side.



**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 11:00 p.m. The next regular Architectural Committee meeting will be held on Wednesday, August 15, 2018, at 7:00 p.m.

Prepared by:   
\_\_\_\_\_  
Ela Kerachian  
Associate Planner

Approved:   
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Reena Brilliot  
Planning Manager