



MINUTES

Wednesday, November 7, 2018 – 6:00 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 6:00 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Council Member Patricia Mahan, Planning Commissioner Lance Saleme, and Planning Commissioner Anthony Becker.

Staff present: Elaheh Kerachian, Associate Planner, Rebecca Bustos, Associate Planner, Jeff Schwilk, Associate Planner and Reena Brilliot, Planning Manager.

Applicants, Owners and Public present:

Item 7.A. PLN2018-13457	1386 Cabrillo Avenue: Fenghua Yu, Owner
Item 7.B. PLN2018-13529	2612 Monticello Way: N/A
Item 7.C. PLN2018-13548	68 Muir Avenue: N/A
Item 8.A. PLN2018-13353	2200 Lawson Lane: Craig Almeleh, and Evan Sockalosky, ArcTec, Michael You and Peter Tsai, Owners.

- Item 8.B. PLN2018-13288** **1728 Columbus Place:** Beth and Gary Calfee, Owners, Larick Hill, Architect.
- Item 8.C. PLN2018-13051** **2483 Glendenning Avenue:** Applicants, Owners and Public
- Item 8.D. PLN2018-13469** **3533 Gibson Court:** Ping Sun, Ming Sun, Francis Liu, and Jennifer Liu, Owners, Keith and Martha Hull, Paul Chang, Yun-Ting Chang, P.G. Casz, James Hsieh, Alison Starb, Jorge and Ruth Mendoza, Neighbors.
- Item 8.E. PLN2018-13570** **2139 King Court:** Nimish Shah, Owner.

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: Council Member Patricia Mahan 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)

- Item 8.E, PLN2018-13570, 2139 King Court. to be heard ahead of Item 8.D, PLN2018-13469, 3533 Gibson Court due to members of the public present to comment on project.

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. and 7.C. was made by Planning Commissioner Becker, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0).

- 7.A. File No.(s):** **PLN2018-13457**
Location: **1386 Cabrillo Avenue**, a 6,475 square foot lot, located on the south side of Cabrillo Avenue, approximately 180 feet west of Monroe Street; APN: 224-39-001; property is zoned Single Family Residential (R1-6L).
Applicant: Edick Lazari / Lazari Design
Owner: Fenghua Yu
Request: **Architectural Review** for demolition of the existing two bedroom one bathroom 982 square foot one-story single family residence to allow construction of a new five bedroom four and a half bathroom 3,042 square foot two-story house with 443 square foot garage.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to design modification conditions
- 7.B. File No.(s):** **PLN2018-13529**
Location: **2612 Monticello Way**, a 6,820 square foot lot, located on the west side of Monticello Way, approximately 200 feet south of Agate Drive; APN: 216-26-068; property is zoned Single Family Residential (R1-6L).
Applicant: Tejas Naik
Owner: Miren N. Desai
Request: **Architectural Review** of the proposed remodel and addition of an existing three-bedroom and two-bathroom, 1,095 square foot home, resulting in a 1,469 square foot, four-bedroom and three-bathroom house, with an existing 360 square foot attached two-car garage to remain.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.C. File No.(s):** **PLN2018-13548**
Location: **68 Muir Avenue**, a 6,000 square foot lot, located on the west side of Muir Avenue, approximately 150 feet north of McKinley Drive; APN: 296-15-017; property is zoned Single Family Residential (R1-6L).
Applicant/Owner: Yiqing Shen / Yiqing Shen
Request: **Architectural Review** of the proposed remodel and addition of an existing three-bedroom and two-bathroom, 1,388 square foot home, resulting in a 1,658 square foot, four-bedroom and three-bathroom house, with an existing 499 square foot attached two-car garage to remain.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8. PUBLIC HEARING ITEMS

- 8.A File No.(s):** **PLN2018-13353 and CEQ2018-01053**
Location: **2200 Lawson Lane**, a 7.55 acre project site bounded by Lawson Lane to the west and east, Central Expressway to the south and San Tomas Expressway to the west; APN: 224-44-024; property is zoned Planned Development (PD).
Applicant: John Duquette, Arc Tec, Inc.
Owner: The Sobrato Organization
Request: **Architectural Review** of the proposed parking garage and associated project consisting of a modified development proposal to construct a five-story 244,655 square foot office building, a two-story 19,175 square foot amenity building, parking structure with two subgrade levels and six above grade levels, surface parking (979 total parking spaces) and site landscaping as part of Phase 2 of the Lawson Lane Office Development Phase. Project includes a Modification to increase building area of the amenity building and height of the parking garage. **Adoption of an Addendum to the Lawson Lane Project Environmental Impact Report.** *Approved Project allows for development of a five-story 306,900 square foot office building, two-story 17,158 square foot commons building, four-story parking structure, surface parking (1,126 total parking spaces), and site landscaping on the West Campus. Continued from October 3, 2018.*
CEQA Determination: Addendum to the Final Environmental Impact Report
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Elaheh Kerachian presented the project with recommendations for approval. There were no public comments. The applicant presented two options for the exterior façade of the new parking garage. Committee members selected Option A, that goes around the building and can be lit from the ground.

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

- 8.B. File No.(s):** **PLN2018-13288**
Location: **1728 Columbus Place**, a 7,405 square-foot lot, located on Columbus Place, approximately 450 feet south of Warburton Avenue; APN: 216-02-097; property is zoned Single-Family Residential (R1-6L).
Applicant: Larick Hill
Owner: Gary and Beth Calfee
Request: **Architectural Review** of a 142 square-foot ground floor addition and a 1,211 square foot second floor addition to an existing 1,743 square foot, three bedroom and two bathroom residence, resulting in a 3,039 square-foot, four bedroom and three bathroom residence including an attached 400 square foot two-car garage.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to design modification conditions

Associate Planner Rebecca Bustos presented the project with recommendations for approval. 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).

8.C. File No.(s): **PLN2018-13051**
Location: **2483 Glendenning Avenue**, a 6,080 square-foot lot, located on the north side of Glendenning Avenue, approximately 100 feet east of Saratoga Avenue; APN 303-11-037; property is zoned Single-Family Residential (R1-6L).
Applicant: 3D Design Solutions
Owner: Elvie Aquino
Request: **Architectural Review** of a 278 square-foot ground floor and 1,302 square-foot second story addition to an existing four bedroom two bathroom 1,796 square-foot residence resulting in a five bedroom five bathroom 3,461 square-foot two-story residence with a two car garage to remain.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to design modification conditions

Associate Planner Rebecca Bustos presented the project with recommendations for approval. 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 Planning Commissioner Saleme and unanimously approved by the Architectural Committee (3-0-0-0).

8.D. File No.(s): **PLN2018-13469**
Location: **3533 Gibson Court**, an 8,112 square foot lot, located at the north end of Gibson Court, approximately 85 feet north of Gibson Avenue; APN: 296-19-012; property is zoned Single-Family Residential (R1-6L).
Applicant: LNX Architecture, Inc.
Owner: Ming and Ping Sun
Request: **Architectural Review** of the proposed demolition of an existing 1,292 square foot one-story three bedroom and two bathroom house with an attached two-car garage, and new construction of a proposed 2,766 square foot two-story, three bedroom, three and one-half bathroom residence with an attached two car garage and an attached 697 square foot two-bedroom accessory dwelling unit.
CEQA Determination: Categorically Exempt per CEQA Section 15303 – New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, Associate Planner
Staff Recommendation: **Continue** for redesign

Associate Planner Jeff Schwilk presented the project with recommendations for approval. Neighbors and members of the public were present to state their concern or support towards the project. The stated concerns included impacts to privacy of the indoor-outdoor living areas of nearby patio homes with their floor-to-ceiling glass from the proposed second floor windows, the larger size and scale of the proposed house compared with neighboring single-story patio homes, the expansion to a second floor in a neighborhood of one-story patio homes, and compatibility of the project design with the neighborhood of patio style homes.

The property owners noted they had talked to their neighbors prior to filing their application, and incorporated concessions into the project design to minimize privacy impacts, including modifications to the second floor

windows on the rear and south side elevations, and a minor rotation of the proposed new house on the lot from the current position.

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) subject to the following conditions:

- Applicant to work with staff and neighbors to select and plant screening trees in the rear yard of the project site to address privacy impacts of the proposed second story windows on nearby homes.
- Applicant to work with staff and neighbors to revise the design of the front porch and front second-floor bay window to be more compatible with the design of the patio home neighborhood, to frost/obscure the glass of the second floor rear-facing windows, and further directed that the project shall be referred back to the Committee in the event any neighborhood concerns remain.

8.E. File No.(s): **PLN2018-13570**
Location: **2139 King Court**, a 6,025 square foot lot, located on the east side of King Court, approximately 100 feet south of Machado Avenue; APN:220-12-109; property is zoned Single-Family Residential (R1-6L).
Applicant: Jon Freel
Owner: Nimesh Shah
Request: **Architectural Review** of a 42 square foot front addition and interior remodel of an existing 3,440 square foot two-story residence with five bedrooms, four bathrooms, and an existing two-car garage, resulting to a 3,482 square foot two-story residence with five bedrooms, four and a half bathrooms, and an existing two-car garage. The project proposes new windows and a second story Juliet balcony.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Elaheh Kerachian presented the project with recommendations for approval. 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).

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- Announcements/Other Items**
- Report of the Liaison from the Community Development Department**
- Committee/Board Liaison and Committee Reports**
- Committee Activities**
- Upcoming Agenda Items**

10. ADJOURNMENT

The meeting adjourned at 7:45 p.m. The next regular Architectural Committee meeting will be held on Wednesday, December 19, at 6:00 p.m. **(Please note that the meeting on 11/21/18 has been canceled)**

Prepared by:  _____
Ela Kerachian,
Associate Planner

Approved:  _____
Reena Brilliot
Planning Manager