



## **AGENDA**

**Wednesday, March 6, 2019 – 6:00 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**

#### **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.

- None

**7.A. File No.(s):** **PLN2019-13686**  
**Location:** **2151 Bowers Avenue**, a 6,066 square foot lot on the east side of Bowers Avenue between Cabrillo Avenue and Monroe Street; APN: 216-08-018; property is zoned Single Family Residential (R1-6L).  
**Applicant:** Dustin Nguyen/ Elite Home Development  
**Owner:** Vi Xuan Vu  
**Request:** **Architectural Review** to allow a 917 square foot addition to an existing 3 bedroom, 2 bathroom, 1,018 square foot residence resulting in a 4 bedroom, 3 bathroom 1,935 square foot one-story residence with an existing 438 square foot garage to remain.  
**CEQA Determination:** Categorically Exempt per Section 15301, Existing Facilities  
**Project Planner:** Nimisha Agrawal, Assistant Planner I  
**Staff Recommendation:** **Approve**, subject to conditions

**7.B. File No.(s):** **PLN2019-13735**  
**Location:** **2261 Rita Court**, a 6,000 square foot lot on the west side of Rita Court approximately 280 feet south of Juanita Drive; APN: 303-09-047; Property is zoned Single Family Residential (R1-6L).  
**Applicant:** Heather Brewer, Arch Studio, Inc.  
**Owner:** Anil Narla  
**Request:** **Architectural Review** of a 858 square foot living area addition and 111 square foot front porch addition to an existing 1,095 square foot, three bedroom and one bathroom residence with attached 411 square foot garage; resulting in a 2,064 square foot (inclusive of front porch) four bedroom and three bathroom residence with two car garage to remain. Project includes a **Zoning Administrator Modification** to increase maximum lot coverage from 40 percent to 41.2 percent.  
**CEQA Determination:** Categorically Exempt per 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):** **PLN2018-13440**  
**Location:** **2343 Calle Del Mundo**, a 3.06 acre site, located on the northeast corner of Lafayette Road and Calle Del Mundo; APN: 097-05-062, -063, -064; Property is zoned Tasman East Specific Plan.  
**Applicant:** SummerHill Apartments Communities  
**Owner:** Douglas/Karen Watts; Thomas Kendall; Michael McCabe  
**Request:** **Architectural Review** of a seven-story podium, 347-unit rental residential project.  
**CEQA Determination:** Determination of Consistency with the Tasman East Specific Plan EIR  
**Project Planner:** Sheldon S. Ah Sing, AICP, Contract Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**8.B. File No.(s):** **PLN2018-13656**  
**Location:** **2132 Santa Cruz Avenue**, a 5,050 square foot lot on the west side of Santa Cruz Avenue approximately 300 feet north of Cabrillo Avenue; APN: 220-24-035; property is zoned Single Family Residential (R1-6L).  
**Applicant:** Aditi Mukherjee

**Owner:** Murugappan Meyyappan  
**Request:** **Architectural Review** to allow complete demolition of an existing 3 bedroom, 2 bathroom, 1,060 square foot one-story residence with an attached 406 square foot two-car garage and proposed construction of a 2,671 square foot 4 bedroom and 3 bathroom two-story residence with 434 square foot attached two-car garage and a new 46 square foot entry porch. (Continued from February 6, 2019).  
**CEQA Determination:** Categorically Exempt per Section 15301, Existing Facilities  
**Project Planner:** Nimisha Agrawal, Assistant Planner I  
**Staff Recommendation:** **Continue for redesign**

**8.C. File No.(s):** **PLN2018-13525 and CEQ2018-01060**  
**Location:** **500 EI Camino Real**, a 1.23 acre project site area adjacent to the Leavey Center and Accolti Way at the southeastern end of the University campus; APN: 230-10-003; Property is zoned Public, Quasi-Public, and Public Park or Recreation (B).  
**Applicant:** Brent Downing, Devcon Construction  
**Owner:** Santa Clara University  
**Request:** **Architectural review** of a new 47,894 square foot two-story student athletics building on the Santa Clara University campus.  
**CEQA Determination:** Addendum to certified Environmental Impact Report  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**8.D. File No.(s):** **PLN2018-13427 and PLN2018-13428**  
**Location:** **1444 Madison Street and 1411 Lewis Street**, a 0.3 acre parcel at the northwest corner of Lewis and Madison Street; APN: 269-03-034; property is zoned Medium Density Multiple Dwelling (R3-36D).  
**Applicant:** Holly Hartman  
**Owner:** Greg Mussallem  
**Request:** **Architectural Review** of three new two-story single-family residences with detached two-car garage. All existing structures will be demolished.  
**CEQA Determination:** Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures.  
**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, March 20, 2019, at 6:00 p.m.

Prepared by:   
Gloria Sciara, AICP  
Development Review Officer

Approved:   
Reena Brilliot  
Planning Manager