



MINUTES

Wednesday, March 6, 2019 – 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 6:15 p.m. when a quorum was present.

2. ROLL CALL

The following Committee members responded to roll call: Planning Commissioner Lance Saleme and Planning Commissioner Anthony Becker.

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer, Reena Brilliot, Planning Manager, Debby Fernandez, Associate Planner, Nimisha Agrawal, Assistant Planner, Steve Le, Assistant Planner, Tiffany Vien, Assistant Planner and Sheldon Ah Sing, Contract Planner.

Applicants, Owners and Public present:

Item 7.A. PLN2019-13686	2151 Bowers Avenue: N/A
Item 7.B. PLN2019-13735	2261 Rita Court: Anil Narla, Owner
Item 8.A. PLN2018-13440	2343 Calle Del Mundo: N/A
Item 8.B. PLN2018-13656	2132 Santa Cruz Avenue: N/A
Item 8.C. PLN2018-13525	500 El Camino Real: Brett Downing, Owner/Architect, Chris Shay, John Veargason and Renee Baumgartner, Santa Clara University
Item 8.D. PLN2018-13427 and PLN2018-13428	1444 Madison Street and 1411 Lewis Street: N/A

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: Planning Commissioner Anthony Becker 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.

Development Review Officer Gloria Sciara stated that staff recommends approval of the consent calendar items. There were no public comments. The Committee did not express any concerns.

Motion/Action: Motion to approve all consent items was made by Planning Commissioner Lance Saleme and seconded by Planning Commissioner Anthony Becker. (2-0-0).

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 three bedroom, two bathroom, 1,018 square foot residence resulting in a four bedroom, three 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 Kendell; 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

Contract Planner Sheldon Ah Sing presented the project with recommendations for approval. The neighbors expressed concerns regarding parking, trespassing, increased traffic flow, noise and tenant's dogs on his lawn. The Committee discussed addressing the neighbors' concerns.

Motion/Action: Motion to approve subject to conditions was made by Planning Commissioner Anthony Becker and seconded by Planning Commissioner Lance Saleme and unanimously approved by the Architectural Committee (2-0-0).

- 1) Recommendation for an artistic treatment to the large vertical column on park facing side.
- 2) Staff directed to work with applicant to address offsite parking.

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 three bedroom, two 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 four bedroom and three 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**

Assistant Planner Nimisha Agrawal presented the project with recommendations to continue for redesign. Staff has worked with applicant on increasing setbacks but still need additional setbacks on the second floor along front elevation based on the neighborhood. There were comments from a neighbor regarding privacy, protecting an established lemon tree and construction start time. The Committee addressed the concerns made during the meeting.

Motion/Action: Motion to approve subject to redesign to reduce massing of second story was made by Planning Commissioner Lance Saleme seconded by Planning Commissioner Anthony Becker and unanimously approved by the Architectural Committee (2-0-0), subject to final review and approval by staff.

8.C. File No.(s): **PLN2018-13525 and CEQ2018-01060**
Location: **500 El 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

Associate Planner Debby Fernandez presented the project with recommendations for approval. There were no public comments. The Committee expressed support for the proposal.

Motion/Action: Motion to approve as presented was made by Planning Commissioner Anthony Becker, seconded by Planning Commissioner Lance Saleme and unanimously approved by the Architectural Committee (2-0-0).

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

Assistant Planner Steve Le presented the project with recommendations for approval. The item was approved for rezoning at the City Council meeting held on February 19, 2019. There were no public comments. The Committee did not express any concerns.

Motion/Action: Motion to approve with final details to be approved by staff was made by Planning Commissioner Anthony Becker, seconded by Planning Commissioner Lance Saleme and unanimously approved by the Architectural Committee (2-0-0), subject to architectural details to be approved by staff.

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. **Announcements/Other Items**

Update on Architectural Committee direction from City Council.

ii. **Report of the Liaison from the Community Development Department**

iii. **Committee/Board Liaison and Committee Reports**

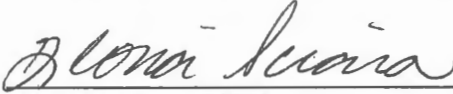
iv. **Committee Activities**


v. **Upcoming Agenda Items**

Two items scheduled for next meeting. One item on consent for extension of time and a public hearing item for an addition to a single-family residence.

10. ADJOURNMENT

The meeting adjourned at 8:00 p.m. 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