



AC MINUTES
Wednesday May 15, 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.

2. ROLL CALL

The following Committee Members responded to roll call: Planning Commissioner Lance Saleme and Planning Commissioner Anthony Becker, Planning Commissioner Steve Kelly as alternate replacing Planning Commissioner Becker for consent calendar items 7C, 7F.

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer, Debby Fernandez, Associate Planner, Jeff Schwilk, Associate Planner, Rebecca Bustos, Associate Planner; Tiffany Vien, Assistant Planner I.

Applicants, Owners and Public present:

Item 7.A PLN2019-13819

992 Maryann Drive: N/A

Item 7.B PLN2019-13783

3462 Bella Vista Court: Sathyamoorthy Sridhar, Owner, John Moyoli, Neighbor

Item 7.C PLN2019-13845

758 Los Olivos Drive: N/A

Item 7.D PLN2017-12931

3677 Magellan Avenue: Christine Bachen, Neighbor

Item 7.E PLN2019-13817

2233 Emmett Court: Yuqing Mau, Owner

Item 7.F PLN2019-13777

2525 Armstrong Place: N/A

Item 7.G	PLN2019-13829	691 Cambridge Drive: Dinakar Dhurjati, Owner
Item 7.H	PLN2019-13746	153 Harold Avenue: Reno Bradfield, Applicant, Martin Macleod, Owner
Item 7.I	PLN2019-13852	150 Elmhurst Court: Minal Mehta, Owner
Item 7.J	PLN2019-13833	3048 Fresno Street: David Perng, Applicant
Item 8.A	PLN2019-13801	580 Park Court: Joseph Corona, Owner, Mark Hoag, Wendy Hoag, Neighbors
Item 8.B	PLN2019-13782	1654 Scott Boulevard: Snehanshu Ashar, Owner, Adolfo Garcia, Mary Harrington, Neighbors
Item 8.C	PLN2019-13828	2305 Cimarron Drive: N/A
Item 8.D	PLN2019-13827	1782 Briarwood Drive: N/A
Item 8.E	PLN2019-13854	167 Claremont Avenue: N/A
Item 8.F	PLN2019-13839	2070 Homestead Road: Jeff Kamradt, Natalia Makarova, Owners, Larry Zhang, Owners, Ramiro Torres, Architect, Denis Crockett, Leopold Vandeneynde, Eric McBrayer, James Nesson, Miriam Wisson, Sandy Cheney, Neighbors

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 Kelly 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.

- None

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):** **PLN2019-13819**
Location: **992 Maryann Drive**, a 7,693 square foot lot located on the west side of the intersection of Benton Street and Maryann Drive, APN: 290-32-023; property is zoned Single Family Residential (R1-6L)
Applicant: Leopold Vandeneynde
Owner: Kelly Wilson
Request: **Architectural Review** of a 715 square feet rear addition to an existing 1,517 square feet 3 bedroom and 1.5 bathroom residence resulting in a 2,232 square feet 4 bedroom and 3 bathroom residence with the existing non-conforming 379 square feet detached garage to remain.
CEQA Determination: Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Tiffany Vien, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.B. File No.(s):** **PLN2019-13783**
Location: **3462 Bella Vista Court**, a 10,012 square foot lot located on the south side of the intersection of Bella Vista Court and St. Lawrence Drive, APN: 220-05-026; property is zoned Single Family Residential (R1-6L)
Applicant: Ashish Kumar
Owner: Sathyamoorthy Sridhar
Request: **Architectural Review** of a 405 square foot rear addition to an existing 1,520 square foot 3 bedroom and 2 bathroom one-story single-family residence resulting in a 1,925 square foot 4 bedroom 3 bathroom residence with an existing 506 square foot attached two-car garage to remain.
CEQA Determination: Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Tiffany Vien, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.C. File No.(s):** **PLN2019-13845**
Location: **758 Los Olivos Drive**, a 6,256 square foot lot located on the northwest corner of Los Olivos Drive and Brannan Place, APN: 294-14-053; property is zoned Single Family Residential (R1-6L)
Applicant: Elena Foxx
Owner: Kaveh and Jennifer Vaghefi
Request: **Architectural Review** of interior remodel to an existing one-story 1,854 square foot 3 bedroom 2 bath single-family residence resulting in 4 bedroom 2 bath residence.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

- 7.D. **File No.(s):** **PLN2017-12931**
Location: **3677 Magellan Avenue**, a 6,365 square foot lot, located on the north side of Magellan Avenue between Hillsdale Avenue and La Salle Avenue, APN: 316-16-025; property is zoned Single Family (R1-6L)
Applicant: Mazi Motamedi, Ali's Construction
Owner: Sajeev Menon
Request: **Demolish and remove walls** previously noted as to be retained (Stop Work Order #SER2019-B104) with no other change to the original **Architectural Review** approval of April 18, 2018 to allow a 630 square foot first floor addition and a new 1,260 square foot second floor addition to an existing 1,360 square foot one-story, four-bedroom and two-bathroom residence, resulting in a 3,250 square foot two-story home with four bedrooms, four and one-half bathrooms and an existing 440 square foot two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.E. **File No.(s):** **PLN2019-13817**
Location: **2233 Emmett Court**, a 6,969 square foot lot, located on the cul-de-sac on Emmett Court 145 feet west of Nobili Avenue, APN: 220-16-016; property is zoned Single Family Residential (R1-6L)
Applicant: Yuqing Mao
Owner: Yuqing Mao
Request: **Architectural Review** to allow interior remodel and 593 square foot addition to an existing 1,368 square foot three bedroom two bathroom one-story single-family residence resulting in 1,961 square foot four bedroom three and a half bathroom one-story single-family residence with the existing 440 square foot garage to remain.
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.F. **File:** **PLN2019-13777**
Location: **2525 Armstrong Place**, a 7,755 square foot lot at the northwest side of Armstrong Place before it turns into Hart Avenue, APN: 294-14-034; property is zoned Single-Family Residential (R1-6L)
Applicant: Reza Norouzi
Owner: Man-Chung Lam
Request: **Architectural Review** of the proposed demolition of a 1,718 square foot three bedrooms and two bathrooms residence with an attached two-car garage, and construct a new 3,044 square foot single-story residence with four bedrooms, and three bathrooms with an attached two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

- 7.G. File:** **PLN2019-13829**
Location: **691 Cambridge Drive**, a 6,000 square foot lot at the south side of Cambridge Drive, APN: 293-08-047; property is zoned Single-Family Residential (R1-6L)
Applicant: Helen He
Owner: Dinakar Dhurjati
Request: **Architectural Review** for a 196 square foot front addition of an existing 1,752 square foot four bedrooms two bathrooms single family residence resulting in a 1,948 square foot residence with five bedrooms, three bathrooms, and an existing 444 square foot garage.
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.H. File No.(s):** **PLN2019-13746**
Location: **153 Harold Avenue**, a 13,703 square foot lot, located on the west side of Harold Avenue, between Stevens Creek Boulevard and Forest Avenue, APN: 303-22-006; property is zoned Single Family Residential (R1-6L)
Applicant: Reno Bradfield, Bradfield Design Studios
Owner: Binita and Martin Macleod
Request: **Architectural Review** to allow interior remodel and 643 square foot addition to an existing 2,340 square foot three bedroom three bathroom one-story single-family residence resulting in 2,983 square foot four bedroom three and a half bathroom one-story single- family residence with the existing 600 square foot garage to remain.
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.I. File:** **PLN2019-13852**
Location: **150 Elmhurst Court**, a 6,402 square foot lot at the southwest corner of Elmhurst Court and Elmhurst Avenue, APN: 296-19-022; property is zoned Single-Family Residential (R1-6L)
Applicant: Yuan Lin
Owner: Minal Mehta
Request: **Architectural Review** of 406 square front and rear addition to a 1,427 square foot three bedrooms and two bathrooms residence with an attached 431 square foot two-car garage, resulting in a new 1,833 square foot single-story residence with four bedrooms, and four bathrooms with a new 56 square foot porch and an existing garage.
CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.J. File:** **PLN2019-13833**
Location: **3048 Fresno Street**, a 7,500 square foot lot located on the southwest side of the intersection of Fresno Street and Alpine Avenue; APN: 290-17-010; property is zoned Single Family Residential (R1-6L)
Applicant: David Perng
Owner: Lee Ho

Request: **Architectural Review** for the demolition of an existing 1,160 square foot one-story single-family residence and 480 square foot carport and the new construction of a 1,839 square foot 4 bedroom 2.5 bathroom single family residence with a new 455 square foot attached two car garage.

CEQA Determination: Categorically Exempt per CEQA 15301, Existing Facilities

Project Planner: Tiffany Vien, Assistant Planner I

Staff Recommendation: **Approve**, subject to conditions

Motion/Action: Motion to approve **All Consent Items** was made by Planning Commissioner Saleme, seconded by Planning Commissioner Kelly and unanimously approved by the Architectural Committee (2-0-0).

8. PUBLIC HEARING ITEMS

8.A File: **PLN2019-13801**

Location: **580 Park Court**, a 5,084 square-foot parcel located on the south side of Park Court, approximately 220 feet west of Park Avenue, APN: 269-52-070; property is zoned Single Family Residential (R1-6L)

Applicant / Owner: Joseph Corona

Request: **Architectural Review** of the non-permitted reconstruction and remodel of the original portion of a 1,689 square foot three-bedroom and two-bathroom single family residence with a detached two-car garage, including the removal and replacement of windows, roof and exterior siding materials.

CEQA Determination: Categorically Exempt per CEQA Section 15301 - Existing Facilities

Project Planner: Jeff Schwilk, Associate Planner

Staff Recommendation: **Approve**, subject to conditions

Associate Planner Jeff Schwilk presented the project with recommendations for approval. There were public comments. The owner of 763 Park Court provided a letter with concerns. He indicated that three properties have been sold in the neighborhood and they are undergoing significant remodels. The subject property and residents in the Court are concerned about the destruction of the historic character within the neighborhood due to insensitive remodels. Others indicated that the current Historic Preservation Ordinance does not protect unlisted potentially historic resources. They are requesting that the City provide additional scrutiny to homes within Park Court and the Old Quad. The resident of 651 Park Court indicated that the process needs to be improved for upgrading properties. Residents also stated that as much of the original historical fabric should be retained in all homes on the court and that they are looking to the City to help residents retain the historic character of existing neighborhoods. Jill Sanders of 650 Park Court stated that the City used to enforce stringent standards with regards to retaining wooden windows. This enforcement has now stopped. Another resident commented that the project departs from the previous City-approached Park Court homes and that historical standards versus architectural review standards are appropriate for homes on Park Court.

Since the proposed project at 580 Park Court was before the Architectural Review Committee because of a code enforcement violation involving extensive remodeling and removal of original building materials and inappropriate remodeling that was not authorized under the building permit, the property owner is now reinstalling custom redwood siding, wood windows, and restoring many of the period features that were original to the home before the extensive remodel. The Committee expressed support for the proposal to restore the original appearance of the home.

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

8.B File No.(s): **PLN2019-13782**
Location: **1654 Scott Boulevard**, a 7,501 square foot lot located on the northwest side of the intersection of Scott Boulevard and Bray Avenue, APN: 224-16-022; property is zoned Single Family Residential (R1-6L)
Applicant: Ashish Kumar / Open Remodel
Owner: Snehanshu Ashar
Request: **Architectural Review** to demolish the existing 1,021 square feet single-family residence with an attached two-car garage and construct a new 3,910 square feet two-story single-family residence with five bedrooms and five bathrooms with a 510 square feet attached two-car garage.
CEQA Determination: Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Tiffany Vien, Assistant Planner I
Staff Recommendation: **Continue for redesign**, subject to conditions

Assistant Planner I Tiffany Vien presented the project with recommendations for approval. Staff indicated that the project is for continuance and redesign due to scale massing incompatibility issues and inconsistency with the neighborhood and design guidelines. There were public comments. Residents expressed concern regarding the number of points of ingress egress on the single-family home and inquired whether the project was proposed as a boardinghouse or Airbnb property. The property owner indicated that this will be a multigenerational residence and that the size of the home is necessary for their family. The property would have two separate AC and heating systems for energy efficiency in heating and cooling the home. It was noted that a 28-foot rear yard setback exceeded the minimum requirements per the Zoning Code. It was also noted that an outdoor kitchen was proposed. One resident indicated that the second floor had visibility to three adjacent properties and concerns regarding privacy were expressed. Staff and the Committee also discussed the circular driveway proposed and indicated that the alternative driveway design was recommended to reduce the amount of pavement area in the front yard.

Motion/Action: Motion to continue for redesign was made by Planning Commissioner Saleme, seconded by Planning Commissioner Becker and unanimously continued for redesign by the Architectural Committee (2-0-0).

8.C File No.(s): **PLN2019-13828**
Location: **2305 Cimarron Drive**, a 9,465 square foot lot located on the southeast corner of the intersection of Roosevelt Circle and Cimarron Drive, APN: 224-37-004; property is zoned Single Family Residential (R1-6L)
Applicant: Level Up Builders Inc.
Owner: Preetam Chowdhury
Request: **Architectural Review** for 229 square foot first and second floor living area addition to the existing 2,093 square foot five bedroom three bathroom single-family residence with an existing 483 square feet garage to remain.
CEQA Determination: Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Rebecca Bustos 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 Becker, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (2-0-0).

8.D File No.(s): **PLN2019-13827**
Location: **1782 Briarwood Drive**, a 10,993 square foot lot located on the west side of Briarwood Drive north of Warburton Avenue, APN: 220-04-023; property is zoned Single Family Residential (R1-6L)
Applicant: George and Tia Arzu
Owner: George and Tia Arzu
Request: **Architectural Review** of a 493 square feet first floor addition and 146 square feet second floor addition to an existing 2,272 square feet (including 399 square feet garage) five bedroom, two bathroom two-story residence resulting in a 2,945 square feet (with garage to remain) four bedroom 2.5 bathroom two-story residence.
CEQA Determination: Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Rebecca Bustos 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 Becker, seconded by Planning Commissioner Saleme and unanimously approved by the Architectural Committee (2-0-0).

8.E File No.(s): **PLN2019-13854**
Location: **167 Claremont Avenue**, a 6,038 square foot lot located on the east side of Claremont Street approximately 20 feet south of Elmhurst Avenue, APN: 296-16-016; property is zoned Single Family (R1-6L)
Applicant/Owner: Qian Huang
Request: **Minor Amendment to an Approved Project** involving a request to allow a metal standing seam roof where a concrete tile roof was approved with replacement construction of a new one-story single-family residence (PLN2015-11584). (*The metal roof was installed without City approval.*)
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **No Recommendation**

Associate Planner Debby Fernandez presented the project with no recommendations regarding the new roof material proposal. There were no public comments. The Committee expressed support.

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

8.F File No.(s): **PLN2019-13839**
Location: **2070 Homestead Road**, an 11,327 square foot lot located on the south side of Homestead Road approximately 85 feet east of Enright Avenue; APN: 294-17-068; project site is zoned Professional and Administrative Office (OA)
Applicant: Jared Casto, TOPA Architecture
Owner: Sunflower Child Development Center
Request: **Architectural Review** of the proposed conversion of previously occupied office and commercial structures into a preschool facility with outdoor

recreation space that includes interior and exterior renovations to the existing buildings and site improvements to landscaping and parking area.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Debby Fernandez presented the project with recommendations for approval. She indicated that the improvements to the site and building were under consideration but the daycare use is an allowed use and is not part of the proposal for consideration by the Architectural Committee. There were public comments. Residents expressed concerns regarding the traffic associated with the use, hours of operation, staffing, noise overflow, parking, drop-off and pickup of clients, and impacts to parking within the neighborhood. Ms. Fernandez indicated that various improvements are being made to the project to improve on-site circulation and that a review of the driveway entrance points would be referred to the City Traffic Engineer. The applicant and their designer indicated that the property would be refurbished with new landscaping, paint and restriping and reconfiguration of the parking lot. Limiting parking times along the frontage would also be referred to the City Traffic Engineer for consideration. The business owner who will operate a daycare facility from the property indicated that they would meet with the neighbors to discuss other aesthetics and business operations for the proposed daycare. Staff provided further commentary regarding the parking requirements and that the on-site parking meets or exceeds the requirement for a daycare operation. In regards to the masonry wall, residents indicated they would prefer a 7 foot tall wall versus the requirement of a six-foot masonry wall zoning code. The Committee expressed support for the proposal.

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

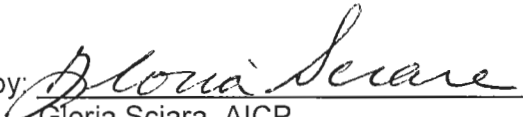
9. OTHER BUSINESS

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. Upcoming Agenda Items

10. ADJOURNMENT

The meeting adjourned at 8:25 p.m. The next regular Architectural Committee meeting will be held on Wednesday, June 19, 2019, at 6:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager