



## **AGENDA**

**Wednesday, February 5, 2020 – 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**

#### **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.

#### **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.

**7.A** File No.(s):

**PLN2019-14226**

Location:

**4003 Cheeney Street**, a 8,389 square-foot lot located at the northeast corner of Cheeney Street and Chestnut Street, APN: 104-12-195; property is zoned Single Family Residential (R1-6L).

Applicant:

T-Square Consulting

Owner: Andy Chen  
Request: **Architectural Review** of a 847 square-foot addition and remodel to an existing 1,666 square-foot two-bedroom, one-bathroom, single-story residence resulting in a 2,513 square-foot four-bedroom, four-bathroom single-story residence with an existing two-car garage. *(The project includes a new, detached 842 square-foot two-bedroom, one-bathroom accessory dwelling unit at the rear that will be approved administratively.)*  
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities  
Project Planner: Elaheh Kerachian, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

## 8. PUBLIC HEARING ITEMS

- 8.A.** File No.(s): **PLN2019-13723; PLN2019-13763, PLN2019-13764, CEQA2019-1067**  
Location: **2330 Monroe Street**, a 2.47-acre site located at the southeast corner of Monroe Street and San Tomas Expressway; APN: 224-37-068; project site is zoned Single-Family (R1-6L).  
Applicant: Paul McElwee, HKIT Architect, Robin Zimbler, Freebird Development Company, LLC  
Owner: Housing Authority, City of Santa Clara  
Request: **Architectural Review** for an approved 2-3 story building containing 65 affordable residential units in a mix of studios and one-, two-, and three-bedroom units, including 25 percent of the units set aside for people with developmental disabilities. *(Project scheduled for the City Council meeting on January 28, 2020 for approval of General Plan Amendment from right of way to Medium density residential, and Rezoning from Single Family residential (R1-6L) to Planned Development (PD)).*  
CEQA Determination: Mitigated Negative Declaration  
Project Planner: Nimisha Agrawal, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions
- 8.B.** File No.(s): **PLN2019-14253**  
Location: **983 Wood Duck Court**, a 11,119 square-foot lot at the cul-de-sac on Wood Duck Ct, approximately 300 feet west of Lawrence Expressway; APN: 313-19-035; property is zoned Single-Family Residential (R1-6L)  
Applicant: Adam Rockwood/Rockwood Design  
Owner: Ben Dupre  
Request: **Architectural Review** for a 1,591 square-foot first floor addition and a 1,766 square-foot basement addition to an existing 2,545 square-foot four bedroom, three bathroom, two-story single family residence resulting in a 5,902 square-foot five bedroom, five bathroom, two-story single family residence with the existing 516 square-foot garage to remain. *(The project includes an attached 485 square-foot one bedroom, one bathroom Accessory Dwelling Unit that will be approved administratively.)*  
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures  
Project Planner: Nimisha Agrawal, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

**8.C** File No.(s): **PLN2019-14243**  
Location: **2344 Menzel Place**, a 5,942 square-foot lot located on the south side of Menzel Place, APN: 224-12-064; property is zoned Single Family Residential (R1-6L).  
Applicant: Rolm Design Studio  
Owner: Harsimranjit Singh  
Request: **Architectural Review** of demolition of an existing 1,063 square-foot one-story three-bedroom, two-bathroom residence with a 420 square-foot carport and construction of a new two-story 3,267 square-foot residence with four bedrooms plus an office and three and a half bathrooms with an attached two-car garage.  
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities  
Project Planner: Elaheh Kerachian, Associate Planner  
Staff Recommendation: **Approve**, subject to conditions

**8.D** File No.(s): **PLN2019-13977**  
Location: A 1.59-acre parcel at the southwest corner of Coleman Avenue and Champions Way; APN: 230-46-071. Property is zoned Light Industrial (ML)  
Applicant: Trang TuNguyen, TNT Development Services  
Owner: CAP Tranche 2 LLC  
Request: **Architectural Review** of a portion of a proposed parking garage and associated improvements to be located within the Santa Clara City limits associated with the approved Coleman Highline Tranche 2 Project within the City of San Jose.  
CEQA Determination: Certified Environmental Impact Report - FMC/Coleman Avenue PD Rezoning Project (PDC98-104 City of San Jose)  
Project Planner: Debby Fernandez, Associate Planner  
Staff Recommendation: **Continue for redesign**

## 9. OTHER BUSINESS

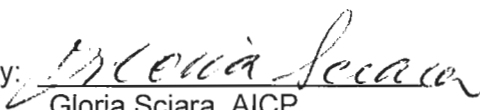
### 9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Report of the Liaison from the Community Development Department
- iii. Upcoming Agenda Items

## 10. ADJOURNMENT

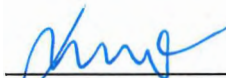
Adjourn. The next regular Architectural Committee meeting will be held on Wednesday, February 19, 2020, at 6:00 p.m.

Prepared by:



Gloria Sciarra, AICP  
Development Review Officer

Approved:



Reena Brilliot  
Planning Manager