



MINUTES

Wednesday, February 19, 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

The meeting was called to order at 6:04 p.m.

2. ROLL CALL

The following Committee Members were present: Planning Commissioner Lance Saleme and Planning Commissioner Nancy Biagini.

Staff present: Gloria Sciara, AICP, Development, Review Officer, Debby Fernandez, Associate Planner, Yen Han Chen, Associate Planner

Applicants, Owners and Public present:

	PROJECT - ADDRESS	APPLICANT	OWNER
Item 7.A	PLN2019-14265 – 1193 Carolyn Drive	Matthew Joy	Matthew Joy
Item 7.B	PLN2020-14292 – 677 Frederick Avenue	Robin McCarthy – Arch Studio, Inc.	Matt and Stephanie Brady
Item 7.C	PLN2020-14286 – 199 Michael Way	Karen and Robert Guillen	Karen and Robert Guillen
Item 7.D	PLN2020-14224 – 2510 Castello Way	Tuan Trinh	Phong Ngo
Item 7.E	PLN2020-14304 – 2619 Castello Way	Darwin Lazary	Alex Bakhturin
Item 8.A	PLN2019-13977 – 1.59-acre parcel at the corner of Coleman Avenue and Champions Way	Trang TuNguyen – TNT Development Services	CAP Tranche 2 LLC
Item 8.B	PLN2018-13446 – 2233 Calle del Mundo	Ardie Zahedani	St. Anton Communities

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:** Planning Commissioner Lance Saleme 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): **PLN2019-14265**
Location: **1193 Carolyn Drive**, a 6,505 square-foot lot located on the east side of Carolyn Drive, approximately 260 feet north of Los Padres Boulevard, APN: 290-12-055; property is zoned Single-Family Residential (R1-6L)
Applicant/ Owner: Matthew Joy
Request: **Architectural Review** of a 643 square-foot addition and remodel to an existing 1,447 square-foot three-bedroom, one-and-a-half-bathroom, single-story residence resulting in a 2,090 square-foot four-bedroom, two-bathroom residence with an existing 370 square-foot two-car garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to Conditions
- 7.B.** File No.(s): **PLN2020-14292**
Location: **677 Frederick Avenue**, a 6,900 square-foot lot located on the east side of Frederick Avenue, approximately 300 feet north of Market Street, APN: 269-25-023; property is zoned Single-Family Residential (R1-6L)
Applicant: Robin McCarthy from Arch Studio, Inc
Owner: Matt and Stephanie Brady
Request: **Architectural Review** of a 333 square-foot addition and remodel to an existing 1,968 square-foot three-bedroom, two-bathroom, single-story residence resulting in a 2,301 square-foot four-bedroom, three-bathroom residence with an existing 398 square-foot detached, two-car garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to Conditions

7.C. File No.(s): **PLN2020-14286**
Location: **199 Michael Way**, a 7,037 square-foot lot located on the southeast corner of the intersection of Mauricia Avenue and Michael Way, APN: 296-15-038; property is zoned Single-Family Residential (R1-6L)
Applicant/ Owner: Karen and Robert Guillen
Request: **Architectural Review** of a 760 square-foot addition to an existing 1,273 square-foot three-bedroom, two-bathroom, single-family residence resulting in a 2,033 square-foot, four-bedroom, three-bathroom, single-family residence with a two-car 396 square-foot garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.D. File No.(s): **PLN2019-14224**
Location: **2510 Castello Way**, a 6,900 square-foot lot located on the northwest intersection of Vincent Drive and Castello Way, APN: 216-24-072; property is zoned Single-Family Residential (R1-6L)
Applicant: Tuan Trinh
Owner: Phong Ngo
Request: **Architectural Review** for a 499 square-foot first floor addition to an existing 1,158 square-foot four-bedroom, two-bathroom, one-story single-family residence resulting in a 1,657 square-foot six-bedroom, three-bathroom, one-story single-family residence with the existing two-car 365 square-foot garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Nimisha Agrawal, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.E. File No.(s): **PLN2020-14304**
Location: **2619 Castello Way**, a 6,534 square-foot lot located on the east side of Castello Way between Agate Drive and Vincent Drive; APN: 216-24-094; property is zoned Single-Family Residential (R1-6L)
Applicant: Darwin Lazary
Owner: Alex Bakhturin
Request: **Architectural Review** for a 516 square-foot second-floor addition to an existing 1,305 square-foot four-bedroom, two-bathroom, one-story single-family residence resulting in an 1,821 square-foot five-bedroom, three-bathroom, two-story single-family residence with the existing 386 square-foot garage to remain.
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Nimisha Agrawal, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Motion/Action: Motion to approve all consent calendar items was made by Planning Commissioner Nancy Biagini, seconded by Planning Commissioner Lance Saleme and unanimously approved by the Architectural Committee (2-0-0-0).

8. PUBLIC HEARING ITEMS

8.A. 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 (*Continued from Architectural Committee meeting of February 5, 2020 for redesign*)

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: No staff recommendation

Associate Planner Debby Fernandez presented the project with recommendations for approval. There were public comments made regarding the creativity of the design. The committee did not express any concerns.

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

8.B. File No.(s): **PLN2018-13446, CEQA2019-1067**

Location: **2233 Calle del Mundo**, a 1.22-acre site located on the north side of Calle del Mundo at the bend of Calle de Luna; APN: 097-059; project site is zoned Transit Neighborhood (TN).

Applicant: Ardie Zahedani

Owner: St. Anton Communities

Request: **Architectural Review** of a new 196-unit, six-story multi-family affordable residential project. **State Density Bonus Law** waivers and reductions for development standards for Tasman East Specific Plan parkland dedication, stoop design, and reduction in parking to 0.5 space per unit.

CEQA Determination: Statutory Exemption per Government code Section 65457 (based on environmental review prepared for the TESP FEIR)

Project Planner: Yen Han Chen, Associate Planner

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

Associate Planner Yen Han Chen presented the project with recommendations for approval. He also explained the State Density Bonus Laws. There were no public comments. The committee expressed support for the project.

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

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. **Committee Activities**
- v. **Upcoming Agenda Items**

10. ADJOURNMENT

The meeting adjourned at 8:27 p.m. The next regular Architectural Committee meeting will be held on Wednesday, March 18, 2020, at 6:00 p.m.

Prepared by: 
Gloria Sciarra, AICP
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager