



City of Santa Clara

**ARCHITECTURAL COMMITTEE  
MEETING AGENDA**

**Wednesday, September 3, 2014 – 6:00 P.M.**

**CITY COUNCIL CHAMBERS  
1500 Warburton Avenue  
Santa Clara, CA 95050**

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.

**7.A.** File No.(s): **PLN2014-10452**  
Location: 271 Serena Way, an 8,605 square foot parcel located 200 feet north of the intersection of Stevens Creek Boulevard and Serena Way, APN: 294-35-019; property is zoned R1-6L Single Family Residential  
  
Applicant: Eugene Loh  
Owner: Lisa Su  
Request: **Architectural Review** to allow a 493 square foot addition to the front of an existing single story house, resulting in a fourth bedroom home.  

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CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
Project Planner: Steve Le, Planning Intern  
**Recommendation:** **Approve**

**7.B.** File No.(s): **PLN2014-10553**  
Location: 1963 Bohannon Drive, a 5,700 square foot lot located on Bohannon Drive near Newhall Street, APN: 269-45-027; property is zoned R1-6L-Single Family  

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Applicant: Rob Mayer  
Owner: Michael Rubino  
Request: **Architectural Review** to allow a 595 square foot addition to an existing 1,659 square foot single family residence resulting into a four bedroom home and request for a **Zoning Administrator Modification** to allow the reduction of the rear yard setback to 15 feet.  
  
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
Project Planner: Gregory Qwan, Planning Intern  
**Recommendation:** **Approve**

**7.C.** File No.(s): **PLN2014-10455**  
Location: 3077 Mauricia Avenue, a 5,227 square foot lot located mid-block on Mauricia Avenue between Hayes Avenue and Woodhams Street, APN: 296-11-003; property is zoned R1-6L - Single Family  
  
Applicant/Owner: Hau-Ching Liao / Janet Zhao  
Request: **Architectural Review** to allow a 492 square foot addition to an existing 1,648 square foot single family residence resulting in four bedrooms.  
  
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, Existing Facilities  
Project Planner: Steve Le, Planning Intern  
**Recommendation:** **Approve**

**7.D.** File No.(s): **PLN2014-10558**  
Location: 1635 Cunningham Street, a 6,270 square foot lot located approximately 130 feet north from the intersection of Bray

Street and Cunningham Street, APN: 224-17-027; property is zoned R1-6L-Single-Family  
Applicant/Owner: Donald Gilmore  
Request: **Architectural Review** to allow a 891 square foot addition to an existing 1,017 square foot single family residence resulting in a four-bedroom single-story home.  
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
Project Planner: Yen Chen, Associate Planner  
**Recommendation: Approve**

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**7.E.** File No.(s): **PLN2014-10571**  
Location: 2071 Bohannon Drive, a 5,663 square foot lot located at the intersection of Bohannon Drive and Juliana Court, APN: 303-08-005; property is zoned R1-6L-Single-Family  
Applicant/Owner: Tanja J. Smith  
Request: **Architectural Review** to allow a 171 square foot first floor expansion and 1,150 square foot square foot second-story addition to an existing 1,689 square foot single family residence resulting in four bedrooms.  
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, Existing Facilities  
Project Planner: Debby Fernandez, Associate Planner  
**Recommendation: Approve**

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\*\*\*\*\***END OF CONSENT CALENDAR**\*\*\*\*\*

**8. PUBLIC HEARING ITEMS**

**8.A.** File No.(s): **PLN2014-10473**  
Location: 2334 Cabrillo Avenue, a 7,194 square foot lot located on the south side of Cabrillo Avenue, approximately 130 feet west of Los Padres Boulevard, APN: 224-12-041; property is zoned R1-6L- Single Family  
Applicant/Owner: TT Investment Properties  
Request: **Architectural Review** to allow demolition of an existing 1,053 square foot single story residence, and the replacement construction of a 2,383 square foot single-story, single family residence with four bedrooms (Continued from August 13, 2014)  
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction of Small Structures  
Project Planner: Jeff Schwilk, AICP, Associate Planner  
**Recommendation: Approve, subject to conditions**

**8.B.** File No.(s): **PLN2014-10523**  
Location: 4907 Avenida De Carmen, a 6,098 square foot lot located approximately 75 feet north from the intersection of Avenida De Carmen and Avenida De Rosas, APN: 097-42-048; property is zoned R1-6L- Single Family  
Applicant: Eduardo Lacanlale  
Owner: Arthur Pasion

Request: **Architectural Review** to allow an approximately 1,555 second story addition to an existing 2,043 single story home resulting in six and potentially seven bedrooms.  
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, Existing Facilities  
Project Planner: Payal Bhagat, Assistant Planner II  
**Recommendation:** **Approve, subject to conditions**

**8.C.** File No.(s): **PLN2014-10525**  
Location: 3393 Cecil Avenue, a 9,225 square foot lot located at the northeast corner of Cecil Avenue and Tyler Avenue, APN: 303-20-014; property is zoned R1-6L- Single Family  
Applicant: Rockwood Design Associates, Inc.  
Owner: Fahmy Ibrahim  
Request: **Architectural Review** to allow interior remodel and a 127 square foot second-story expansion to an existing 4,994 square foot two-story single family residence with attached accessory unit, resulting in six bedrooms.  
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
Project Planner: Jeff Schwilk, AICP, Associate Planner  
**Recommendation:** **Continue for a redesign**

**8.D.** File No.(s): **PLN2014-10549**  
Location: 2322 Klune Court, a 15,682 square foot lot located east from the intersection of Lakeshore Drive and Klune Court, APN: 104-05-091; property is zoned R1-6L- Single Family  
Applicant: Verizon Wireless  
Owner: PG&E  
Request: **Architectural Review** to allow 15 inch diameter temporary antenna at 65 feet level on an existing PG&E tower to service the Levis Stadium for a wireless telecommunication facility.  
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, Existing Facilities  
Project Planner: Payal Bhagat, Assistant Planner II  
**Recommendation:** **Approve, subject to conditions**

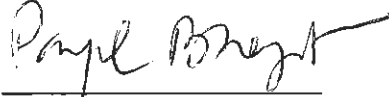
## 9. OTHER BUSINESS

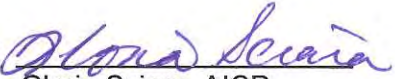
### 9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Report of the Liaison from the Planning and Inspection 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 September 24, 2014, at 6:00 p.m.

Prepared by:   
Payal Bhagat  
Assistant Planner II

Approved:   
Gloria Sciara, AICP  
Development Review Officer