



AGENDA

Wednesday, January 16, 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

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):** **PLN2018-13361**
Location: **417 Maria Street**, a 5,800 square foot lot, located on the east side of Maria Street Drive, approximately 470 feet south of Bellomy Street; APN: 269-39-064; property is zoned Single Family Residential (R1-6L)
Applicant / Owner: Andrea Su and Ruud Vinke
Request: **Architectural Review** of a proposed 980 square foot living area addition at the rear of an existing two-bedroom and one-bathroom single family residence with attached one-car garage, resulting in a four-bedroom, two-and one-half bathroom house with an attached one-car garage (*A Variance to the two-car covered parking requirement was approved by the Planning Commission on December 12, 2018*).
CEQA Determination: Categorically Exempt Per Section 15303 – New Construction
Project Planner: Jeff Schwilk, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.B File No.(s):** **PLN2018-13596**
Location: **2318 Dundee Drive**, a 6,499 square foot property, located at the west side of Dundee Drive; APN: 216-13-027; property is zoned Single Family (R1-6L).
Applicant: Matt Liu
Owner: Yu Zhang
Request: **Architectural Review** to allow 405 square-foot addition to the rear of an existing 1,273 square-foot three-bedroom, two-bathroom residence with an existing 431 square-foot two-car garage and an existing 176 square-foot detached green house resulting in a 1,678 square-foot four-bedroom, three-bathroom residence with an existing attached two-car garage and a green house.
CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Elaheh Kerachian, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.C File No.(s):** **PLN2018-13633**
Location: **3724 Benton Street**, a 6,751 square foot lot, located on the east side of the intersection of Benton Street and Dunford Way; APN: 313-19-007; property is zoned Single Family Residential (R1-6L).
Applicant: Rohit Jnagal and Anuradha Khandekar
Owner: Rohit Jnagal and Anuradha Khandekar
Request: **Architectural Review** for a 419 square foot addition to an existing three-bedroom, two-bathroom 1,378 square-foot residence resulting in a four-bedroom, three-bathroom residence with a two-car garage to remain.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.D File No.(s):** **PLN2018-13616**
Location: **281 Serena Way**, a 8,605 square foot lot, located on the west side of Serena Way, approximately 60 feet north of Stevens Creek Blvd; APN: 294-35-020; property is zoned Single Family Residential (R1-8L).
Applicant: Bi Yun Liu
Owner: Bi Yun Liu / Yu Su

Request: **Architectural Review** of the proposed remodel and addition of an existing three-bedroom and 1.5-bathroom, 1,948 square foot home, resulting in a 2,020 square foot, four-bedroom and 3.5-bathroom house, 74 square foot front porch, and existing 463 square foot detached two-car garage to remain.

CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities

Project Planner: Yen Han Chen, Associate Planner

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

7.E File No.(s): **PLN2018-13473**

Location: **1940 Avenida De Las Rosas**, a 6,000 square foot lot, located on the south side of Avenida De Las Rosas, at the T-intersection of Avenida De Carmen; APN: 097-42-075; property is zoned Single Family Residential (R1-6L).

Applicant/Owner: Jerivette and Jay Ecalnir

Request: **Architectural Review** of the proposed remodel and 522 square foot addition to an existing 3-bedroom and 2-bathroom house, resulting in a 4-bedroom and 3-bathroom house with an attached 464 square foot two-car garage to remain (*A Minor Modification to allow a proposed 15-foot rear yard building setback was approved by the Planning Commission on November 14th, 2018*).

CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities

Project Planner: Jeff Schwilk, AICP, Associate Planner

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

7.F File No.(s): **PLN2018-13624**

Location: **3139 Atherton Drive**, a 5,500 square foot lot, located on the north side of Atherton Drive, approximately 115 feet west of Burnett Avenue; APN: 296-09-021; property is zoned Single Family Residential (R1-6L).

Applicant/Owner: Jennifer and Stephen Colegrove

Request: **Architectural Review** of the proposed remodel of an existing three-bedroom and three-bathroom, 1,730 square foot home, converting an existing living room into a bedroom, resulting in a four-bedroom and three-bathroom house, with an existing 426 square foot attached two-car garage to remain.

CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities

Project Planner: Jeff Schwilk, AICP, Associate Planner

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

7.G File No.(s): **PLN2018-13588**

Location: **677 Los Padres Boulevard**, a 5,900 square foot property, located at the east side of Los Padres Boulevard; APN: 294-08-070; property is zoned Single Family (R1-6L).

Applicant: Amaranta Hernandez

Owner: Wen Lai Ye

Request: **Architectural Review** to allow 758 square-foot addition to an existing 1,584 square-foot three-bedroom and two-bathroom residence resulting in a 2,361 square-foot four-bedroom, four-bathroom residence with an existing attached two-car garage.

CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures

Project Planner: Elaheh Kerachian, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

- 7.H** **File No.(s):** **PLN2018-13637**
Location: **1334 Crowley Avenue**, a 7,100 square foot lot located on the west side of Crowley Avenue, approximately 190 feet north of El Sobrante Street; APN: 290-16-008; property is zoned Single Family Residential (R1-6L).
Applicant/Owner: Chinar Desai
Owner: Kishore Kamath
Request: **Architectural Review** of the proposed remodel and 458 square foot addition of an existing 1,286 square foot four-bedroom and one-bathroom residence with a 482 square foot attached garage, resulting in a four-bedroom and two-bathroom 1,634 square foot residence with 592 square foot attached garage.
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.I** **File No.(s):** **PLN2018-13660** (Previous approval PLN2015-11507, CEQ2016-01013)
Project Title: Lake Park Office Development Project
Location: **3001 Tasman Drive**, a 4.05 acre project site of an approximate 19.26 acre parcel located north of Tasman Drive between Patrick Henry Drive and Old Ironsides Drive; APN: 104-49-030; Property is zoned Light Industrial (ML)
Applicant: Joe Capps-Jenner
Owner: Lake Park Associates, LLC
Request: **Extension of Time** for previously approved **Architectural Review** for a four-story 150,000 square foot office development with two-six-level parking structure.
CEQA Determination: Previously Approved Mitigated Negative Declaration (MND)
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.J** **File No.(s):** **PLN2018-13195**
Location: **1048 Monroe Street**, a 1.13 acre site, located at the southwest corner of Monroe Street and Benton Street; APN's: 269-20-076, 077 and 078; Property is zoned Planned Development (PD)
Applicant / Owner: SILICONSAGE BUILDERS
Request: **Architectural Review** of a Minor Amendment to an approved project to allow a rooftop wireless cellular antenna installation on a new residential and commercial mixed-use building.
CEQA Determination: Categorically Exempt Per Section 15303 – New Construction
Project Planner: Jeff Schwilk, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.K** **File No.(s):** **PLN2018-13667** (Previous approval PLN2016-11794, CEQ2013-01154)
Project Title: 1550 Space Park Drive Data Center
Location: **1550 Space Park Drive**, an approximately 2 acres project site located at the south east corner of space Park Drive and Kenneth Street; APN: 224-08-152; Property is zoned Light Industrial (ML)
Applicant: Adam Braun / Digital Realty, Inc.

Owner: 1550 Space Park Partners, LLC
Request: **Extension of Time** for previously approved **Architectural Review** for a two-story 65,594 square foot data center with equipment yard.
CEQA Determination: Previously Approved Mitigated Negative Declaration (MND)
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

8. PUBLIC HEARING ITEMS

- 8.A File No.:** **PLN2018-13152**
Location: **529 Chapman Court**, 4,332 square foot lot on the north side of Chapman Court approximately 160 feet west of The Alameda; APN: 230-17-006; property is zoned Single Family Residential (R1-6L).
Applicant/Owner: Antonio Bunting
Referral: **Zoning Administrator Modification and Architectural Review** request for a 257 square foot ground floor addition and interior remodel of an existing three bedroom and two bathroom 1,223 square foot residence resulting in a three bedroom and two bathroom residence with 1,480 square feet of living area (front porch and basement to remain). The project includes a 111 square foot addition and conversion of the 356 square foot detached accessory building (one-car garage) to a 467 square foot, one bedroom and one bathroom accessory dwelling unit (ADU). The project proposes a Zoning Administrator Modification to reduce the minimum east side yard setback requirement for the primary residence from 5' to 3'6" and increase in the maximum building lot coverage from 40 to 49 percent. *(Item was previously heard by the Architectural Committee on June 6, 2018 as a two-story residential addition.)*
CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Review and comment**
- 8.B File No.(s):** **PLN2018-13605**
Location: **3330 Cecil Avenue**, a 9,762 square foot lot, located at the south side of Cecil Avenue, APN: 303-19-090; property is zoned Single Family Residential (R1-6L).
Applicant: David Kuoppamaki
Owner: Jeffrey Lee
Request: **Architectural Review** to allow ground floor and second story addition to an existing 2,000 square foot one-story 3-bedroom 2-bathroom residence and remove a detached two-car garage resulting in a 4,197 square foot 5-bedroom and 3.5-bathroom residence with an attached 578 square foot two-car garage, *(A detached 460 square foot one-bedroom, one-bathroom ADU is also proposed, but subject to administrative approval only).*
CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Elaheh Kerachian, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

- 8.C File No.(s):** **PLN2018-13576**
Location: **3592 Gibson Avenue**, a 6,970 square foot lot, located at the south of Gibson Avenue, APN: 296-18-002; property is zoned Single Family Residential (R1-6L).
Applicant: John Hoa
Owner: Shashi Rai
Request: **Architectural Review** to allow demolition of an existing 1,378 square foot one-story three-bedroom two-bathroom residence with an attached 438 square foot two-car garage and proposed construction of a two-story 2,982 square foot five-bedroom and three-bathroom residence with 528 square foot attached two-car garage.
CEQA Determination: Categorical exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Elaheh Kerachian, Associate Planner
Staff Recommendation: **Continue** for redesign
- 8.D File No.(s):** **PLN2018-13620**
Location: **1 Great America Parkway**, a portion of the 112-acre Great America Theme Park, located on the east side of Great America Parkway south of Tasman Drive, APN: 104-42-014 and 104-42-019; property is zoned Planned Development (PD).
Applicant: California's Great America / Cedar Fair CA Great America
Owner: Successor Agency to the City of Santa Clara Redevelopment Agency
Request: **Architectural Review** of a new 77.6 foot tall water slide tower complex consisting of six water slides and related new building improvements and site landscaping within the existing water park area of the Great America Theme Park.
CEQA Determination: Great America Theme Park Master Plan EIR (certified January 24, 2017)
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.E File No.(s):** **PLN2018-13433**
Location: **2904 Corvin Drive**, a 1.08 acre site, located on the northwest corner of Corvin Drive and Kifer Road; APN: 216-33-034; Property is zoned Lawrence Station Area Plan.
Applicant: Abode Services / Allied Housing Inc.
Owner: Rick L'Heureux
Request: **Architectural Review** of a five-story podium 145 unit affordable residential project on a 1.08 gross acre site.
CEQA Determination: Determination of Consistency with the Lawrence Station Area Plan EIR
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

2019 Architectural Committee Calendar

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

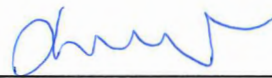
Adjourn. The next regular Architectural Committee meeting will be held on Wednesday, February 6, 2019 at 6:00 p.m.

Prepared by:



Gloria Sciara, AICP
Development Review Officer

Approved:



Reena Brilliot
Planning Manager