



City of Santa Clara

**ARCHITECTURAL COMMITTEE  
MEETING AGENDA**

**Wednesday, February 25, 2015 – 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.

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

**8. PUBLIC HEARING ITEMS**

**8.A. File No.(s):** **PLN2014-10542, PLN2012-09351, PLN2013-10106, and CEQ2014-01176**

**Location:** 1313 Franklin Street, 1092 Monroe Street, and 1350 Benton Street, three parcels totaling 1.04 acres located on the west side of Monroe Street between Franklin and Benton Street, APNs: 269-20-076, -077, -078; property is zoned PD-Planned Development

**Applicant/Owner:** Sanjeev Acharya, Silicon Sage Builders, LLC  
**Request:** **Architectural Review** to allow development of a mixed use project with 44 market rate condominium units, 14,500 square feet ground floor retail, and associated improvements such as outdoor dining, parking, and landscaping.

**CEQA Determination:** **Previously Adopted Mitigated Negative Declaration**  
**Project Planner:** Payal Bhagat, Assistant Planner II  
**Recommendation:** **Approve, subject to conditions**

**8.B. File No.(s):** **PLN2013-09881 and CEQ2013-01166**

**Location:** 3032 Coronado Drive, a 2.72 acre parcel located north western corner of Coronado Drive and Stender Way, APN: 261-46-020; property is zoned ML-Light Industrial

**Applicant/Owner:** CoreSite  
**Request:** **Architectural Review** to allow demolition of the existing light industrial building and development of a 199,971 square foot, three story data center building with parking, landscaping and other associated improvements, and adopt a **Mitigated Negative Declaration** with amendments.

**CEQA Determination:** **Mitigated Negative Declaration**  
**Project Planner:** Payal Bhagat, Assistant Planner II  
**Recommendation:** **Approve, subject to conditions**

**8.C. File No.(s):** **PLN2014-10824**

**Location:** 410 North Winchester Boulevard, a 1.34 acre parcel located at the intersection of Winchester Boulevard and Sunny Vista Drive, APN: 303-02-013; property is zoned OA-Professional Office

**Applicant:** James L Zak  
**Owner:** Anine Untiedt  
**Request:** **Architectural Review** of exterior tenant improvements including a new port cochere and entry canopy. *(Continued from January 21, 2015 Architectural Committee Meeting)*

**CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
**Project Planner:** Shaun Lacey, AICP, Assistant Planner II  
**Recommendation:** **Approve, subject to conditions**

- 8.D. File No.(s):** **PLN2014-10848**  
**Location:** 344 Kellogg Way, a 5,390 square foot parcel located near the intersection of Atherton Drive and Kellogg Way, APN: 296-10-019; property is zoned R1-6L-Single Family  
**Applicant/Owner:** Juo Luo  
**Request:** **Architectural Review** to allow 481 square foot one story addition to an existing 1,675 square foot residence making it a four bedroom 2,156 square foot residence.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
**Project Planner:** Yen Chen, Associate Planner  
**Recommendation:** **Approve, subject to conditions**
- 8.E. File No.(s):** **PLN2014-10852**  
**Location:** 3064 Humbolt Avenue, a 9,867 square foot parcel located on the south side of Humbolt Avenue, approximately 75 feet east of Moraga Street, APN: 290-18-034; property is zoned R1-6L - Single-Family  
**Applicant:** Chad Nguyen  
**Owner:** Toan Nguyen  
**Request:** **Architectural Review** to allow reconstruction and expansion of the existing 1,202 square foot residence, resulting in a two story 3,647 square foot residence with five bedrooms.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures  
**Project Planner:** Jeff Schwilk, AICP, Associate Planner  
**Recommendation:** **Approve, subject to conditions**
- 8.F. File No.(s):** **PLN2015-10869**  
**Location:** 1874 Catherine Street, a 5,524 square foot parcel located on the south side of Catherine Street, approximately 175 feet east of Scott Boulevard, APN: 269-08-005; property is zoned R1-6L-Single Family  
**Applicant:** Xin Yang  
**Owner:** Wan Lee  
**Request:** **Architectural Review** of the remodel and 485 square foot rear addition to an existing 1,698 square foot residence resulting into a four bedroom 2,065 square foot residence.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
**Project Planner:** Jeff Schwilk, AICP, Associate Planner  
**Recommendation:** **Approve, subject to conditions**
- 8.G. File No.(s):** **PLN2015-10909**  
**Location:** 1868 Clay Street, a 5,000 square foot parcel located mid-block on Clay Street, APN: 269-01-036; property is zoned R1-6L-Single Family  
**Applicant:** Dan Fritscher  
**Owner:** Julia Powers

Request: **Architectural Review** to allow interior remodel and addition to existing 1,258 square foot single story residence and a new second floor addition resulting into a 2,578 square foot five bedroom residence.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Steve Le, Planning Intern

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

**8.H.** File No.(s): **PLN2015-10918**  
Location: 464 Muriel Court, a 14,231 square foot parcel located on Muriel Court near the intersection of Muriel Court and Luther Drive, APN: 294-31-023; property is zoned R1-6L-Single Family

Applicant/Owner: David Sloan

Request: **Architectural Review** to allow interior improvements to the second floor loft area and convert it into a bedroom and add a bathroom resulting into a five bedroom 3,783 square foot residence. No exterior modification proposed.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Payal Bhagat, Assistant Planner II

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

**8.I.** File No.(s): **PLN2015-10926**  
Location: 3580 Golden State Drive, a 5,000 square foot parcel located approximately 137 feet west from the intersection of Golden Gate Drive and Cherry Lane , APN: 269-01-036; property is zoned R1-6L-Single Family

Owner/Request: Kimmy La

Request: **Architectural Review** to allow interior improvements and a new roof to an existing 1,499 square foot house.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Payal Bhagat, Assistant Planner II

**Recommendation:** **Continue for a redesign**

**8.J.** File No.(s): **PLN2015-10932**  
Location: 972 Maryann Drive, a 7,665 square foot parcel located approximately 170 feet south from the intersection of Maryann Drive and Arlene Drive, APN: 290-32-027; property is zoned R1-6L-Single Family

Applicant/Owner: Hoai Dan Nguyen

Request: **Architectural Review** to allow interior improvements and 515 square foot one story addition to the rear of an existing 1,625 square foot house resulting into a 2,140 square foot four bedroom residence.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Steve Le, Planning Intern

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

**8.K. File No.(s):** **PLN2015-10937**  
**Location:** 2200 Mission College Boulevard, an approximately 23.5 acre site located at the intersection of Mission College Boulevard and Montague Expressway, APN: 104-48-008; property is zoned PD-Planned Development  
**Applicant:** Josh Beckwith, JLM Energy, Inc.  
**Owner:** Brian Malekzadeh, Intel Corporation  
**Request:** **Architectural Review** to installation of 58 roof top turbines that are mounted on the parapet.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
**Project Planner:** Payal Bhagat, Assistant Planner II  
**Recommendation:** **Approve, subject to conditions**

**8.L. File No.(s):** **PLN2015-10938**  
**Location:** 184 Bel Ayre Drive, a 9,148 square foot parcel located mid-block on Bel Ayre Drive, APN: 303-21-020; property is zoned R1-6L-Single Family  
**Applicant/Owner:** Jonathan Brill  
**Request:** **Architectural Review** to allow a 961 square foot addition to an existing 1,609 square foot single story residence resulting into six bedroom 2,570 square foot house.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
**Project Planner:** Shaun Lacey, AICP, Assistant Planner II  
**Recommendation:** **Approve, subject to conditions**

## 9. OTHER BUSINESS

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

#### i. Announcements/Other Items

- *Referral to the Architectural Committee to review and provide direction on the conceptual Master Sign Program for Irvine Company's Santa Clara Square Office Phases I, II, III, and Retail. Project located at 2620-2790, 2425, 2465, 2475, 2505, 2525, and 2575 Augustine Drive and 3393, 3333 Octavius Drive and Bowers Avenue, APNs: 216-45-009, 031, 032, 011, 014, 019, 027, 028, 036, 037, 038, 006, 025; properties are zoned PD-Planned Development and CP-Commercial Park.*

#### ii. Report of the Liaison from the Planning and Inspection Department

#### iii. Committee/Board Liaison and Committee Reports

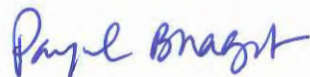
#### iv. Committee Activities

#### v. Upcoming Agenda Items

## 10. ADJOURNMENT

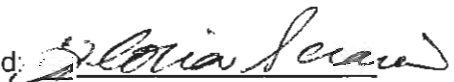
Adjourn. The next regular Architectural Committee meeting will be held on March 18, 2015, at 6:00 p.m.

Prepared by:



Payal Bhagat  
Assistant Planner II

Approved:



Gloria Sciarra, AICP  
Development Review Officer