



ARCHITECTURAL COMMITTEE
REVISED
MEETING AGENDA
Wednesday, April 29, 2015 – 7:00 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.

- None

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10723**
Location: 1559 Jackson Street, a 7,582 square foot parcel located on the east side of Jackson Street approximately 150 feet north of El Camino Real, APN: 224-28-002; property is zoned R1-6L-Single-Family
Applicant: Trieu Nguyen, P.E., A Plus Engineers
Owner: Benjamin Richterr
Request: **Architectural Review** to allow demolition of the unpermitted interior improvements to the existing 740 square foot basement of a 1,253 square foot residence and allow a 480 square foot detached accessory structure and 492 square foot two car garage resulting in a property with potential five bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Chen, Associate Planner
Recommendation: **Approve, subject to conditions**

8.B. File No.(s): **PLN2014-10840**
Location: 3345 Scott Boulevard, a four parcel site totaling 30.2 acre site located west from the intersection of Scott Boulevard and Bowers Avenue, APN(s): 216-31-082, -083, -084, -085; property is zoned ML-Light Industrial
Applicant/Owner: Jane Vaughan, Menlo Equities
Request: **Architectural Review** for an amendment to the previously approved 735,000 square foot office campus project and **Modification** to allow the fourth building at an increased area of 244,880 square feet, height of 87.5 feet, and new seven story parking garage.
CEQA Determination: Adoption of **Addendum to Final Environmental Impact Report** (SCH#2011122041)
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve, subject to conditions**

8.C. File No.(s): **PLN2015-10915**
Location: 1675 Jackson Street, a 7,500 square foot parcel located on the east side of Jackson Street, approximately 100 feet south of Reeve Street, APN: 224-26-016; property is zoned R1-6L-Single-Family
Applicant: Rudah Benyuhmin
Owner: Thu Thach Benyuhmin
Request: **Architectural Review** to allow a 1,736 square foot first floor addition to an existing 1,043 square foot home and construction of a new 1,485 square foot basement resulting into a 4,263 square foot residence with potential four bedrooms and a new 399 square foot accessory dwelling unit attached to the existing garage resulting in a property with potential five bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New

Project Planner: Construction or Conversion of Small Structures
Yen Chen, Associate Planner
Recommendation: **Approve, subject to conditions**

8.D. File No.(s): **PLN2015-10995**
Location: 113 North Cypress Avenue, a 9,295 square foot parcel located approximately 60 feet south from the intersection of Forest Avenue and N. Cypress Avenue, APN: 303-21-001; property is zoned R1-6L-Single-Family
Applicant/Owner: Gary Tsang
Request: **Architectural Review and Modification** to allow 638 square foot accessory dwelling unit attached to an existing two detached car garage at an 11' 3" rear yard setback where 15 feet is required resulting in a property with four bedrooms. The existing house on the property is 2,020 square feet with three bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structure
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve, subject to conditions**

8.E. File No.(s): **PLN2015-11004**
Location: 2367 Arlene Drive, a 9,222 square foot lot located approximately 200 feet east from the intersection of Maryann Drive and Arlene Drive, APN: 290-33-070; property is zoned R1-6L-Single Family
Applicant/Owner: David A Fiore
Request: **Architectural Review** to allow the demolition of an existing 1,344 square foot one story residence and develop a new 3,215 square foot, one story, five bedroom residence. *(Continued from April 15, 2015 Architectural Committee Meeting)*
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve, subject to conditions**

8.F. File No.(s): **PLN2015-11049**
Location: 380 La Herran Drive, a 6,465 square foot lot located 231 feet south from the intersection of Sullivan Drive and La Herran Drive, APN: 316-13-006; property is zoned R1-6L-Single Family
Applicant: Augustine Designs
Owner: Lawrence B. Kong
Request: **Architectural Review** to allow a 678 square foot one story front yard addition to an existing 1,716 square foot residence resulting in a four bedroom house and a **Modification** to allow the width of the garage at a minimum 17' 4" where 20' is required.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Debby Fernandez, Associate Planner
Recommendation: Approve, subject to conditions

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

- Review of the Condition of Approval for the previously approved one story addition project at 3406 Laguna Court (PLN2015-10996)

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 May 13, 2015, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II/AC Liaison

Approved: 
Gloria Sciara, AICP
Development Review Officer