



AGENDA

Wednesday, June 29, 2016 – 7:00 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.

- None

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2015-11236/CEQ2016-01001**
Location: 1177 Laurelwood Road, a 9.67 acre parcel located north of Highway 101 between Lafayette Street and Thomas Road, APN: 104-15-100; the property is zoned Light Industrial (ML).
Applicant: Sam Loh, River of Life Christian Church
Owner: River of Life Christian Church
Request: **Architectural Review** of an expansion to the existing 133,300 square foot one-story building that includes areas for religious assembly, classrooms, multi-purpose activity areas, library and offices. New construction consists of a proposed 32,533 square foot sanctuary space and a new outdoor plaza area (*Planning Commission approved Use Permit, subject to conditions, and adopted Mitigated Negative Declaration at public noticed meeting of May 25, 2016*)
CEQA Determination: Mitigated Negative Declaration
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve, subject to conditions**
- 8.B. File No.(s):** **PLN2015-11586 / CEQ2015-01202**
Project Title: 3200 Scott Boulevard Office Redevelopment Project
Location: 3226 Scott Boulevard, a 2.73-acre project site on the southeast corner of Scott Boulevard and Olcott Street, APN: 224-46-006; property is zoned Light Industrial (ML)
Applicant: Verse Design
Owner: MDY Properties Inc.
Request: **Architectural Review** to allow the development of a six-story 230,500 square foot office development with five-level above ground and two level subterranean parking garage and landscaping; and **Zoning Administrator Modification** for increase building height to 87'-6" where 70'-0" is allowed. The proposal includes demolition of the existing office buildings totaling approximately 21,000 square feet.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2016-11685**
Location: 2948 Barkley Avenue, an 8,000 square foot lot, located at the southwest corner of Barkley Avenue and Santa Cruz Avenue, APN: 220-29-045; property is zoned R1-6L-Single Family
Applicant: TC Home Design
Owner: Biao Ding
Request: **Architectural Review** to allow a 497 square foot addition to an existing 1,635 square foot three bedrooms, two bathrooms residence, resulting in 2,132 square foot three bedrooms, three bathrooms home, and also a proposed attached one bedroom and one bathroom 640 square foot accessory unit (*Continued from March 16, 2016*).
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

- 8.D. File No(s):** **PLN2016-11744**
Location: 4525, 4533, and 4545 Stevens Creek Boulevard, three parcels totaling 88,057 square feet located at the northeast corner of Stevens Creek Boulevard and Woodhams Road intersection, APN: 296-37-032, -033, and -034; the property is zoned CT (Thoroughfare Commercial);
Applicant: Paulo Hernandez
Property Owner: D + D Ranch
Project Description: **Architectural Review** to allow the demolition of three retail buildings totaling 17,938 square foot and construct a new 6,243 square foot showroom with office space
CEQA determination: Categorical Exemption per Section 15332, In-Fill Development Projects
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 8.E. File No(s):** **PLN2016-11797**
Location: 3161 Humbolt Avenue, a 9,375 square foot parcel located near the intersection of Humbolt Avenue and Kiely Boulevard, APN: 290-19-026; property is zoned R1-6L.
Applicant: Gordon Chang
Owner: Jianing Hu and Ni Zhu
Request: **Architectural Review** to allow an addition of a secondary accessory unit of 640 square feet to the rear of the property; which will be attached to the existing garage. The accessory unit will have a living space, kitchen, bedroom and storage. Also, a **Modification** request to allow existing 600 square foot garage to be permitted and increase height to 13'-9 1/2", and reduce rear setback from 20'-0" to 15'-0". No change to the existing residence. *(Continued from May 18, 2016).*
CEQA determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Fahteen Khan, Assistant Planner I
Staff Recommendation: **Approve**
- 8.F. File No(s):** **PLN2016-11855**
Location: 3145 Atherton Drive, a 5,491 square foot lot located about 190 feet east of Cronin Drive and Atherton Drive intersection, APN: 296-09-023; the property is zoned R1-6L (Single-Family)
Applicant: Michael Liu
Property Owner: Michael Liu
Project Description: **Architectural Review** of a 263.66 square feet first floor addition and a new 1,186 square feet second-story addition of a 1,445 square foot single family home with three bedrooms and two bathrooms, resulting in a 2,168 square foot two-story home with five bedrooms and three bathrooms
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 8.G. File No(s):** **PLN2016-11890**
Location: 1288 Loyola Drive, a 6,500 square foot parcel located approximately 1,355 feet away from the intersection of El Camino Real and San Thomas Expressway, APN: 290-14-015; property is zoned R1-6L-Single Family.
Applicant: Michelle Miner
Owner: Virginia & Tim Bock

Request: **Architectural Review** to allow addition of 712 square foot new second story and 155 square foot addition to the first floor; resulting in a 2,939 square foot two story single family residential with four bedrooms and three bathrooms. The residence has an attached garage of 414 square foot. The proposed addition is within the existing lot coverage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Fahteen Khan, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions.

8.H. File No.(s): **PLN2016-11899**
Location: 2205 Denise Drive, a 6,000 square foot lot on the north side of Denise Drive, approximately 325 feet east of Block Drive, APNs: 290-42-027; property is zoned Single Family Residential (R1-6L)
Applicant: Innovative Concepts
Owner: Maha Dahdouh
Request: **Architectural Review** to allow 1,304 square foot second story addition, 329 square foot front and rear addition to an existing 1,532 square foot, three bedrooms and two bathrooms single story residence resulting in 3,165 square foot two story-residence with five bedrooms and four bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.I. File No(s): **PLN2016-11951**
Location: 731 San Miguel Avenue, a 5,992 square foot lot located about 80 feet north of San Miguel Avenue and Serra Avenue intersection, APN: 294-15-052; the property is zoned R1-6L (Single-Family)
Applicant: Leo Li
Property Owner: Wang Yiren
Project Description: **Architectural Review** of a 818.4 square feet front, rear, and side addition of a 1,035 square foot single family home with three bedrooms and two bathrooms, resulting in a 1,846.8 square foot single-story home with four bedrooms and three bathrooms
CEQA Determination: Categorical Exemption per Section 15301, Existing Facilities
Staff Recommendation: **Approve**, subject to conditions

8.J. File No(s): **PLN2016-11954**
Location: 1452 Heatherdale Avenue, a 7,564 square foot parcel located near the intersection of Newhall Street and Park Avenue, APN: 274-02-009; property is zoned R1-6L-Single Family.
Applicant: Jeff Guinta
Owner: Nitin Handa
Request: **Architectural Review** to allow 360 square feet rear addition to an existing 1,590 square foot, three bedrooms and one bathroom residence; resulting in a 1,950 square foot single story home with four bedrooms and two bathrooms. The residence has an attached garage of 360 square foot. The proposed addition is within the existing lot coverage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Fahteen Khan, Assistant Planner I
Staff Recommendation: **Approve**

8.K. File No.(s): **PLN2016-11841**
Location: 2553 Pebble Beach Drive, a 7,380 square foot lot located approximately 60 feet west from the intersection of Pilot Knob Drive and Pebble Beach Drive, APN: 216-16-046; property is zoned R1-6L-Single Family
Applicant: Abdul Latif
Owner: Kirandeep Kaur
Request: **Architectural Review** to allow over 95 percent demolition of the existing 914 square foot single story single family residence with one parking garage and construction of a new 2,179 square foot four bedroom and four bathroom single family residence with a 1,000 square foot attic space under the proposed roof of the home.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Fahteen Khan, Assistant Planner I
Staff Recommendation: **Deny**

8.L. File No.(s): **PLN2016-11960**
Location: 196 Rodonovan Drive, a 10,200 square foot lot, located at the southwest corner of Rodonovan Drive and Mauricia Avenue, APN: 296-16-001; property is zoned R1-6L – Single Family
Applicant: Nadia Pichko
Owner: Vikas Gurpa
Request: **Architectural Review** to allow remodel, an 18 square foot front addition and 776 square foot rear addition to an existing 2,407 square foot, three-bedroom and one-bathroom residence, resulting in a 3,201 square foot single story home with four bedrooms and three and one-half bathrooms.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

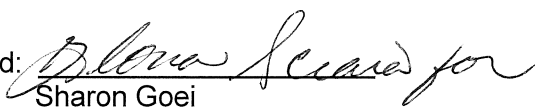
9. OTHER BUSINESS

- 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 July 20, 2016, at 7:00 p.m.

Prepared by: 
 Gloria Sciarra, AICP
 Development Review Officer

Approved: 
 Sharon Goei
 Acting Director of Planning and Inspection