



## **AGENDA**

**Wednesday, July 20, 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):** **PLN2015-11586 / 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; **Adoption of a Mitigated Negative Declaration (MND); 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.B. File No(s):** **PLN2016-11986**  
**Location:** 3493 Gibson Avenue, a 6,060 square foot lot located approximately 140 feet east of the intersection of Gibson Ct. and Gibson Avenue, APN: 296-19-008; property is zoned R1-6L Single Family  
**Applicant:** Lin Yuan  
**Owner:** Murali Gubbala  
**Request:** **Architectural Review** to allow the demolition of an existing 2,268 square foot, two story house with four bedrooms and three and one-half baths and the construction of a new, 5,712 square foot house with a basement, five bedrooms, four full baths, and two one-half baths.  
**CEQA determination:** Categorical Exemption per CEQA Section 15303(a), New Construction or Conversion of Small Structures  
**Project Planner:** McKenzie Darr, Planning Intern  
**Staff Recommendation:** **Deny**
- 8.C. File No(s):** **PLN2016-11996**  
**Location:** 2681 Estella Drive, a 7,840 square foot lot located approximately 80 feet east from the intersection of Estella Drive and Buckingham Drive, APN: 294-37-030; property is zoned R1-8L-Single-Family  
**Applicant:** Jimmy Chang  
**Owner:** Sung Soo Yoon  
**Request:** **Architectural Review** to allow a 1,058 square foot first and second story addition to an existing 2,775 square foot, two story home with four bedrooms and three bathrooms, resulting in a 3,808 square foot two-story home with five bedrooms and four and one half bathrooms.  
**CEQA determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** McKenzie Darr, Planning Intern  
**Staff Recommendation:** **Approve**, subject to conditions

- 8.D. File No(s):** **PLN2016-11912**  
**Location:** 185 North Cypress Avenue, a 9,295 square foot parcel located near the intersection of North Cypress Avenue and Stevens Creek Boulevard, APN: 303-21-007; property is zoned R1-6L-Single Family.  
**Applicant:** Alexander Angkawijaya  
**Owner:** Ravindra and Girija Rao  
**Request:** **Architectural Review** to allow 792 square foot front and rear addition to an existing 1,675 square foot resulting in a 2,467 square foot single story home with four bedrooms and three bathrooms and a detached garage of 530 square foot. Also, **addition of a 603 square foot secondary accessory building** to the existing detached garage to the rear of the property.  
**CEQA determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Fahteen Khan, Assistant Planner I  
**Staff Recommendation:** **Approve**, subject to approval
- 8.E. File No(s):** **PLN2016-12043**  
**Location:** 2582 Amethyst Drive, a 5,591 square foot lot located approximately 235 feet east from the intersection of Glade Drive and Amethyst Drive, APN: 216-22-058; property is zoned R1-6L-Single-Family  
**Applicant:** Guillermo Segura  
**Owner:** Guillermo Segura  
**Request:** **Architectural Review** to allow a 1,706 square foot first and second story addition to an existing 1,701 square foot, three bedroom and two bathroom home, resulting in a 3,407 square foot two story home with five bedrooms, three and a half bathrooms, an attached garage, and a new detached garage. The project also includes a **Zoning Administrator Modification** request to reduce the driveway width from 10 feet to eight feet six inches  
**CEQA determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Steve Le, Assistant Planner I  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.F. File No(s):** **PLN2016-12042**  
**Location:** 613 Hudson Drive, a 6,365 square foot lot located approximately 180 feet northeast of the intersection of Hudson Drive and Pruneridge Avenue, APN: 316-11-046; property is zoned R1-6L-Single Family  
**Applicant:** Himabindu Vuppula  
**Owner:** Himabindu Vuppula  
**Request:** **Architectural Review** to allow a 325.5 square foot addition to an existing 2,165.4 square foot residence with four bedrooms and two bathroom residence, resulting in a 2458.5 square foot residence (demolition of 32 square foot porch) with four bedrooms and three bathrooms.  
**CEQA determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** McKenzie Darr, Planning Intern  
**Staff Recommendation:** **Approve**, subject to conditions

**8.G. File No(s):** **PLN2015-11584**  
**Location:** 167 Claremont Avenue, a 6,038 square foot lot located on the east side of Claremont Street approximately 20 feet south of Elmhurst Avenue, APN: 296-16-016; property is zoned R1-6L-Single Family  
**Applicant/Owner:** Qian Huang  
**Request:** **Architectural Review** to allow demolition of an existing 1,401 square foot three bedroom, two bathroom, one-story residence with a 400 square foot attached two-car garage to construct a 3,203 square foot six bedroom, five bathroom, two-story residence with a 399 square foot attached two-car garage.  
**CEQA determination:** Categorical Exemption per CEQA Section 15301, Existing Facilities  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Deny**


**9. OTHER BUSINESS**

- 9.A. Committee Procedures and Staff Communications**
- i. Announcements/Other Items
  - 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 July 20, 2016, at 7:00 p.m.

Prepared by:   
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 Development Review Officer

Approved:   
 Sharon Goei  
 Acting Director of Community Development