



AGENDA

Wednesday, October 5, 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):** **PLN2015-11350**
Location: 3209, 3215 and 3229 Stevens Creek Boulevard, a 1.57 acre project site, located on the north side of Stevens Creek Boulevard between Stevens Creek Boulevard and Cecil Avenue, approximately 380 feet east of North Henry Avenue, APN's: 303-18-024, -025, -040, 041 and 043; property is zoned CT - Thoroughfare Commercial
Applicant: Kenneth Rodrigues and Partners, Inc.
Owner: Stevens Creek Subaru / Bakhtiari Auto Group
Request: **Architectural Review** to allow demolition of existing buildings and construction of a 45,778 square foot auto sales showroom with support offices, an auto repair center and three-story parking structure), and **Zoning Administrator Modifications** to allow a maximum proposed 40-foot, 2-inch building height and to allow a 7-foot, 6-inch street yard building setback along Cecil Avenue. *(A portion of the property was rezoned by City Council on August 30, 2016, to facilitate development of the project, and a related conditional Use Permit was approved by the Planning Commission on July 27, 2016, to allow associated outdoor auto storage, sales, and display activity to occur on site.)*
CEQA Determination: A Mitigated Negative Declaration was adopted for this project by the City Council on July 27, 2016, pursuant to CEQA Guidelines Section 15070 (CEQ2016-01012)
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2016-11831**
Location: 4935 Stevens Creek Blvd, a 1.02 acre parcel, located on the north side of Stevens Creek Boulevard, approximately 265 feet east of Rodonovan Drive, APN: 296-20-004; property is zoned CT – Thoroughfare Commercial
Applicant: Bright Horizons
Owner: Nevada DeAnza Family Limited Partnership
Request: **Architectural Review** to allow demolition of an existing car wash facility and construction of a new 14,436 square foot building for a day care facility, with associated outdoor playground area, site landscaping, new signs and parking lot improvements. (A Use Permit was approved by the Planning Commission on July 13, 2016, to allow outdoor playground use for the project).
CEQA Determination: Exempt per Section 15332, In-Fill Development Projects
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2016-11966 / CEQ2016-011019**
Project Title: 2895 Northwestern Parkway (Building V6) Data Center Project
Location: 2895 Northwestern Parkway, a 1.68-acre project site on the southeast corner of Northwestern Parkway and Condensa Street; APN: 216-28-048 Property is zoned Light Industrial (ML)
Applicant: Michael Stoner / Lake Street Ventures
Owner: Spencer Myers / Vantage Data Centers
Request: **Adoption of a Mitigated Negative Declaration (MND);** and **Architectural Review** for a two-story 69,000 square foot data center building and surface parking lot. The proposal includes demolition of the existing vacant commercial building totaling approximately 23,731 square feet.

CEQA Determination: Mitigated Negative Declaration
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.D. File No.(s): **PLN2016-11982**
Location: 2835 Augusta Court, a 5,500 square foot lot located approximately 200 feet west of the Augusta Court and Amethyst Drive intersection, APN: 220-25-094; property is zoned R1-6L-Single Family
Applicant: Roaten E. Hinson
Owner: Neil J. Barana & Kellen Wangui
Request: **Architectural Review** to allow a first and second floor addition of an existing 1,420 square foot single-story residence, resulting in a 2,450 square foot two-story residence with four bedrooms, four bathrooms including an attached two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Continue** for redesign.

8.E. File No.(s): **PLN2016-12052**
Location: 473 Maria Court, a 5,912 square foot lot located approximately 130 feet south of the Maria Court and Bellomy Street intersection, APN: 269-39-073; property is zoned R1-6L-Single Family
Applicant: Chad Engstrom
Owner: Yehya Fahim Habib
Request: **Architectural Review** to allow the demolition of the existing 1,074 square foot single-story residence, and approval to construct a new 3,000 square foot two-story residence with four bedrooms, three bathrooms, with an attached two-car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303(a), New Construction or Conversion of Small Structures
Project Planner: Fahteen Khan, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

8.F. File No.(s): **PLN2016-12108**
Location: 310 Salsbury Drive, a 7,500 square foot lot located approximately 100 feet south of the Salsbury Drive and Toyon Drive intersection, APN: 296-32-023; property is zoned R1-6L-Single Family
Applicant: Aditi Mukherjee
Owner: Hemant Gaidhani
Request: **Architectural Review** to allow 484 square foot front addition to a 2,148 square foot single-story residence with an attached garage, resulting in a 2,682 square foot single-story residence with five bedrooms, three bathrooms, and an attached two-car garage.
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): **PLN2016-12142**
Location: 2152 Forbes Avenue, a 8,030 square foot lot located approximately 50 feet east of the Forbes Avenue and Malarin Avenue intersection, APN: 294-06-036; property is zoned R1-6L-Single Family
Applicant: Jack Lin
Owner: Tianze Wu

Request: **Architectural Review** to approve demolition of the existing 1,775 square foot single-story residence and approval to construct a new 3,341 square foot two-story residence with five bedrooms, three and a half bathrooms, and an attached two-car garage.

CEQA Determination: Categorical Exemption per CEQA Section 15303(a), New Construction or Conversion of Small Structures

Project Planner: Steve Le, Assistant Planner I

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

8.H. File No.(s): **PLN2016-12187**

Location: 2051 Bohannon Drive, a 6,080 square foot lot located approximately 180 feet south of the Bohannon Drive and Newhall Street intersection, APN: 303-08-003; property is zoned R1-6L-Single Family

Applicant/Owner: Nathan Frank

Request: **Architectural Review** to allow the remodeling of the first floor and a new second story addition of an existing 1,503 square foot single-story residence, resulting in a 3,282 square foot two-story residence with four bedrooms, three bathrooms, with an attached two-car garage.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities

Project Planner: Steve Le, Assistant Planner I

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

8.I. 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 2,091square foot four bedroom, three and on-half bathroom, one-story residence with a 387 square foot attached two-car garage. The project includes a Zoning Administrator Modification to increase maximum lot coverage from 40 % to 43% (*previously reviewed on July 20, 2016 for a two-story proposal*).

CEQA determination: Categorical Exemption per CEQA Section 15301, Existing Facilities

Project Planner: Debby Fernandez, Associate Planner

Staff Recommendation: **Approve**

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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 October 19, 2016, at 7:00 p.m.

Prepared by: 
Lorna Dejillo
Office Specialist II

Approved: 
Gloria Sciara
Development Review Officer