



AGENDA

Wednesday, July 5, 2017 – 7:00 P.M.

<p>Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.</p>

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.

- 7.A File No.(s):** **PLN2017-12626**
Location: 3554 Butcher Drive, a 10,399 square foot lot, located on the south side of Butcher Drive, APN: 290-52-008; property is zoned R1-6L Single Family
Applicant: AMS Design
Owner: Claudia Padula & Omid Khalili
Request: **Architectural Review** to allow a 1,245 square foot addition to an existing one-story three bedroom, two bathroom single family residence, resulting in a 3,756 square foot one-story five bedroom, three and a half bathroom single family residence, including a two car garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.B File No.(s):** **PLN2017-12644**
Location: 2648 Warburton Ave, a 5,500 square foot lot, located on the south side of Warburton Avenue, 80 feet west of Shamrock Avenue, APN: 216-02-135; property is zoned R1-6L Single Family.
Applicant: Sean Dadon
Owner: Jinghu Luo
Request: **Architectural Review** of a 688 square foot front and rear addition to an existing 1,102 square foot single-story residence with three bedrooms, two bathrooms, and an attached 378 square foot garage, resulting in a 1,790 square foot single-story residence with four bedrooms, three bathrooms, and an attached garage.
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Nimisha Agrawal, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 7.C File No.(s):** **PLN2017-12651**
Location: 653 Bucher Drive, a 5,500 square foot lot, located west of the San Thomas Expressway, APN: 294-20-009; property is zoned R1-6L Single Family
Applicant: Hau-Ching Liao
Owner: Yuqing Mai
Request: **Architectural Review** to allow a 321 square foot addition to an existing one-story three bedroom, two bathroom single family residence, resulting in 2,206 square foot one-story four bedroom, three bathroom single-family residence. *(A zoning administrator minor Modification is also being requested to increase the lot coverage to 40.1% where 40% is allowed).*
CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Anna McGill, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 7.D File No.(s):** **PLN2017-12595**
Location: 638 Enos Court, a 5,300 square foot lot located approximately 100 feet south of Robeiro Avenue and Enos Court intersection, APN: 294-25-039; property is zoned Single-Family Residential (R1-6L)
Applicant: Andrew Nguyen
Owner: Miril Chheda & Hiren Pasad
Request: **Architectural Review** for interior remodel and 25 square foot front porch addition to an existing one-story three bedroom, two bathroom single

family residence, resulting in a 1,717 square foot one-story residence with four bedrooms, three bathrooms, and a 343 square foot attached 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. PUBLIC HEARING ITEMS

- 8.A. File:** **PLN2016-12051, PLN2016-12065 and CEQ2016-01024**
Location: 967 Warburton Avenue, a 0.48 acre lot located on the north side of Warburton Avenue approximately 150 feet east of Washington Street, APN: 224-27-048; project site is zoned Planned Development (PD).
Applicant: Greg Mussallem
Owner: Robert Bothman
Request: **Architectural Review** of a previously approved single family residential Planned Development consisting of four two-story detached single family homes with attached two-car garages, private street, fencing, and site landscaping, and the retention of an existing one-story single family residence with new detached one-car garage as part of the project.
CEQA Determination: Mitigated Negative Declaration SCH #2017022053
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File:** **PLN2017-12662**
Location: 1 Great America Parkway (also 4701 Great America Parkway), a portion of the 112 acre Great America Theme Park, located on the east side of Great America Parkway south of Tasman Drive, APN: 104-42-014 and 104-42-019; property is zoned Planned Development (PD)
Applicant: California's Great America / Cedar Fair
Owner: Successor Agency to the Redevelopment Agency of the City of Santa Clara
Request: **Architectural Review** of a new 110-foot, 6-inch tall steel track rollercoaster ride structure, and associated station building and site landscaping within the Great America Theme Park.
CEQA Determination: Great America Theme Park Master Plan EIR (certified January 24, 2017)
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 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 Wednesday, August 2, 2017, at 7:00 p.m.

Prepared by: 
Gloria Sciarra, AICP
Development Review Officer

Approved: 
Andrew Crabtree
Director of Community Development