



MINUTES

Wednesday, December 13, 2017 – 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

- The meeting was called to order at 7:00 P.M.

2. ROLL CALL

The following Committee Members responded to roll call: Council Member Teresa O'Neill; Planning Commissioner Yuki Ikezi; Planning Commissioner Suds Jain.

Staff present: Gloria Sciara, Development Review Officer; Jeff Schwilk, Associate Planner.

Applicants, Owners and Public present:

- | | |
|--------------------------------|--|
| Item 7.A. PLN2017-12908 | 989 Cherry Lane: N/A |
| Item 8.A. PLN2017-12971 | 1 Great America Parkway: Raul Rehnborg, Rob Decker, Cynthia James, Jason Soyster, Reyes Rose, C. Higgins, Lowell Esposito, Greg Sanders, Great America; Mike Rumble, Neighbor; Jorge Huapayi, Student. |
| Item 8.B. PLN2017-12949 | 669 Starr Court: Bo Ni, Owner |
| Item 8.C. PLN2017-12959 | 964 Teal Drive: Helen Kaleekal, Owner; Murali Vinnakota, Aditi Mukherjee, Architect. |
| Item 8.D. PLN2017-12978 | 2356 Rosita Avenue: N/A |

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
 - None
- B. Continuances without a hearing
 - None
- C. Exceptions (requests for agenda items to be taken out of order)
 - None

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):	PLN2017-12908
Location:	989 Cherry Lane; a 6,415 square foot lot on the west side of Cherry Lane between Golden State Drive and Butcher Drive; APN: 290-22-060; property is zoned R1-6L Single Family.
Applicant:	Juan Garios, D Cube Studio
Owner:	Deepak Khanorkar
Request:	Architectural Review for 732 square foot addition and relocation of entrance for an existing 1,181 square foot three bedroom, two bathroom, one-story single family residence with an existing 427 square foot garage resulting in a 1,861 square foot four bedroom, three bathroom, one-story single family residence with a 427 square foot garage.
CEQA Determination:	Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner:	Nimisha Agrawal, Assistant Planner I
Staff Recommendation:	Approve , subject to conditions

Gloria Sciara presented the project with recommendations for approval. The committee questioned the pitch of the roof in a neighborhood of homes with low pitched roofs.

Motion/Action: Motion to approve was made by Planning Commissioner Suds Jain, seconded by Planning Commissioner Yuki Ikezi, and unanimously approved by the Architectural Committee (3-0-0-0), subject to the following conditions:

- Consider a cove ceiling to increase wall height.
- Consider wiring for electric vehicle charging and wiring for a heat pump type heating system.

8. PUBLIC HEARING ITEMS

8.A File No.(s):	PLN2017-12971
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 CA Great America
Owner: Successor Agency to the City of Santa Clara Redevelopment Agency
Request: **Architectural Review** of proposed new 210 foot tall steel roller coaster ride structure, associated new 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

Jeff Schwilk presented the project with recommendations for approval. Committee members expressed concern regarding potential complaints of noise from screaming riders. In response to the Committee's concern regarding noise effects, a representative from Great America explained that the roller coaster's orientation would face away from businesses and residential locations so noise would occur away from points of sensitivity. The architect added that the hyper-coaster is a world class ride experience and with its highest points and steep drops will offer a better ride experience and reduction of noise impacts. Construction is expected to take 1.5 years.

Motion/Action: Motion to approve was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0).

8.B. File No.(s): **PLN2017-12949**
Location: 669 Starr Court, a 5,000 square foot lot, located at the Starr Court cul-de-sac; APN: 294-21-067; property is zoned R1-6L Single Family Residential.

Applicant: Helen He
Owner: Bo Ni
Request: **Architectural Review** to enlarge and add eight second story windows at the front, sides, and rear of the property on an existing two-story home.

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Anna McGill, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. There was discussion regarding the height of the rear windows and trees along the property line.

Motion/Action: Motion to approve was made by Planning Commissioner Suds Jain seconded by Planning Commissioner Yuki Ikezi, and unanimously approved by the Architectural Committee (3-0-0-0), subject to the following conditions:

Trees are to be planted along the rear property line to improve privacy to rear facing neighbor.

8.C. File No.(s): **PLN2017-12959**
Location: 964 Teal Drive, a 6,207 square foot lot, located to the south of Dunford Way and east of Lochinvar Avenue; APN: 294-21-062; property is zoned R1-6L Single Family Residential.

Applicant: Aditi Mukherjee
Owner: Murali Vinnakota
Request: **Architectural Review** of a 42.6 square foot first floor addition and 753 square foot second story addition to an existing three bedroom, two bathroom, single family home with a two-car garage, resulting in a 2,184 square foot five bedroom, four bathroom, single family home with a

two-car garage. Modification to reduce minimum interior garage depth from 22.5' to 19.25' to accommodate stairwell.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Anna McGill, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. The committee did not express any concerns.

Motion/Action: Motion to approve was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0).

8.D. File No.(s): **PLN2017-12978**
Location: 2356 Rosita Avenue, an approximate 7,000 square foot lot located at the northeast corner of Rosita Avenue and Fosgate Avenue; APN: 303-06-028; property is zoned R1-6L Single Family Residential.
Applicant/Owner: Robert Fitch
Request: **Architectural Review** to convert an existing office to a fourth bedroom and interior remodel to construct a second bathroom in an existing single family residence. The proposal includes a modification to reduce the interior depth of the attached carport from 21' to 18'2" to allow construction of the new bathroom.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Gloria Sciara presented the project with recommendations for approval. The committee did not express any concerns and approved as proposed.

Motion/Action: Motion to approve was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Suds Jain, and unanimously approved by the Architectural Committee (3-0-0-0).

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

The meeting adjourned at 8:45 P.M. The next regular Architectural Committee meeting will be held on Wednesday, January 17, 2018, at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Andrew Crabtree
Director of Community Development