



City of Santa Clara

REVISED – 5/27/2014
9:30 AM

**ARCHITECTURAL COMMITTEE
MEETING AGENDA
Wednesday, June 4, 2014 – 6:00 P.M.**

**CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050**

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

*****END OF CONSENT CALENDAR*****

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2013-09776**
Location: 2121 Laurelwood Road, a 7.02 acre parcel on the north side of Laurelwood Road approximately 940 feet north of Thomas Road; APN: 104-14-153. Property is zoned PD-Planned Development
- Applicant:** Jim Lorimer
Owner: SPI Holdings, Inc.
Request: **Architectural review** of the conversion and expansion of an existing legal nonconforming commercial warehouse use to a self-storage U-Haul facility with outdoor vehicle storage and leasing in conjunction with a reduced minimum on-site parking requirement.
- CEQA Determination:** **Adopted Mitigated Negative Declaration**
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2014-10283**
Location: 788 Jackson Street, a 6,992 square foot lot located approximately 65 feet south from the intersection of Lexington Street and Jackson Street. APN: 269-26-096; property is zoned R1-6L-Single-Family
- Applicant:** David Perng
Owner: Lisa Liang
Request: **Architectural review** of a 129 square foot rear addition to add a third bedroom and one full bathroom to a 2,142 square foot existing single-family residence.
- CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern
Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2014-10349**
Location: 4175 Stevens Creek Boulevard, a 2.49 acre parcel located at the northeast intersection of Stevens Creek Boulevard and Kiely Boulevard. APN: 294-35-023; property is zoned CT-Thoroughfare Commercial
- Applicant:** Wagner Architecture Group
Owner: Porsche Stevens Creek
Request: **Architectural review** of the proposed expansion of the existing 22,340 square foot auto dealership into the adjoining 12,411 square foot tenant space of an existing auto service and sales building, including interior and exterior building remodel, new signs, parking lot and site landscape modifications.
- CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: **Approve**, subject to conditions

8.D. File No.(s): **PLN2014-10371**
Location: 2890 Monroe Street, a 5,500 square foot parcel located mid-block on Monroe Street. APN: 220-25-058; property is zoned R1-6L-Single-Family
Applicant/Owner: Jun Zhang
Request: **Architectural review** for an interior remodel to an existing 2,991 square foot two-story house proposing six bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301(a), Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Continue**, for a redesign

8.E. File No.(s): **PLN2014-10372**
Location: 2111 Pruneridge Avenue, a 5,700 square foot lot located on the north side of Pruneridge Avenue at Kerry Drive, APN: 303-05-020; property is zoned R1-6L-Single-Family Residential
Applicant: Bardsley Construction
Owner: Yi Qin and Rong Zhou
Request: **Architectural review** of the proposed 607 square foot front living area and new front porch addition to an existing 1,070 square foot single family residence, resulting in a property with four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: **Approve**, subject to conditions

8.F. File No.(s): **PLN2014-10374**
Location: 2620 Monroe Street, a 6,000 square foot lot located on the south side of Monroe Street, approximately 130 feet west of Quinn Avenue, APN: 216-09-022; property is zoned R1-6L-Single Family Residential
Applicant/Owner: Syed Reza
Request: **Architectural review** of the proposed 674 square foot living area additions to the front and rear of an existing 1,393 square foot single family residence, resulting in a property with four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: **Approve**, subject to conditions

8.G. File No.(s): **PLN2014-10380**
Location: 706 Woodhams Road, a 5,663 square foot lot located to the north west of the intersection of Woodhams Road and Stevenson Street, APN: 293-17-023; property is zoned R1-6L-Single-Family
Applicant: Rich Nuti
Owner: John Shupe

Request: **Architectural review** of a 310 square feet addition to the rear of the home, proposing four bedrooms and a 15 foot rear setback where 20 feet is required.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern
Recommendation: **Approve**, subject to conditions

8.H. File No.(s): **PLN2014-10387**
Location: 2382 Alberta Court, a 8,213 square foot lot located in the cul-de-sac created by Alberta Court, APN: 224-31-119; property is zoned R1-6L-Single-Family
Applicant: Qui Son
Owner: Venkat Saranathan
Request: **Architectural review** of a proposed 498 square foot rear single-story addition to an existing 1,314 square foot single family residence, resulting in a property with four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Greg Qwan, Planning Intern
Recommendation: **Approve**, subject to conditions

8.I. File No.(s): **PLN2014-10390**
Location: 481 Rosemont Drive, a 6,970 square foot lot located in the intersection of Rosemont Drive and Pruneridge Avenue, APN: 296-03-026; property is zoned R1-6L-Single-Family
Applicant: Mike Chen
Owner: Suria Narendranath
Request: **Architectural review** for a complete demolition of the existing three bedroom, two bathroom, 1,025 square foot house to build a new 3,203 square foot, four bedroom, three and a half bathroom two story single family residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Steve Le, Planning Intern
Recommendation: **Approve**, subject to conditions

8.J. File No.(s): **PLN2014-10392**
Location: 2262 Cabrillo Avenue, a 5,280 square foot lot located approximately 160 feet east from the intersection of Los Padres Boulevard and Cabrillo Avenue, APN: 224-19-052; property is zoned R1-6L-Single-Family
Applicant/Owner: Jiong Sun
Request: **Architectural review** of a 492 square feet addition and remodeling of an existing 1,541 square foot single-family residence, resulting in a four bedroom residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern
Recommendation: **Approve**, subject to conditions

8.K. File No.(s): **PLN2014-10364**
Location: 4514 Fuller Street, a 9,929 square foot lot located approximately 100 feet north from the intersection of Fuller Street and N. 3rd Street. APN: 104-46-015; property is zoned R1-6L-Single-Family
Applicant/Owner: Jamie Eroles
Request: **Architectural review** of a covered porch, guest room, gazebo and trellis totaling approximately 1,132 square feet on an existing 1,140 single-family residential property.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**, subject to conditions

8.L. File No.(s): **PLN2014-10402**
Location: 3010 Pruneridge Avenue, a 9,375 square foot lot located on the south side of Pruneridge Avenue approximately 150 east of Woodhams Road. APN: 296-29-003; property is zoned R1-6L-Single-Family
Applicant/Owner: Soon Lee
Request: **Architectural review** of an interior remodel to the first floor of an existing 2,209 square foot two story residence to create a new potential fifth bedroom
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
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 June 25, 2014, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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