



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING AGENDA**

Wednesday, December 17, 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.

7.A. File No.(s): **PLN2014-10688**
Location: 4233 Rivermark Parkway, a 3,417 square foot lot located approximately 200 feet west of the intersection of Donegan Way and Rivermark Parkway, APN: 097-91-025; property is zoned PD-Planned Development
Applicant: David Huynh
Owner: Hock Tan and Yen C. Phua
Request: **Architectural Review** to allow interior remodel of an existing home to convert the existing bonus room into a fifth bedroom. No external changes are proposed as part of this project.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern
Recommendation: **Approve**

7.B. File No.(s): **PLN2014-10764**
Location: 2186 Quinn Court, a 10,540 square foot lot located on Quinn Court near the intersection of Quinn Court and Quinn Avenue, APN: 216-09-062; property is zoned R1-6L-Single-Family
Applicant/Owner: Carolina Cuevas
Request: **Architectural Review** to allow 564 square foot one story addition to the rear of an existing 2,316 square foot single story house resulting in four bedroom 2,880 square foot residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve**

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10538**
Location: 3772 Carlisle Avenue, a 6,732 square foot lot located approximately 100 feet east from the intersection of Giannini Drive and Carlisle Avenue, APN: 316-11-026; property is zoned R1-6L-Single-Family
Applicant: Georgiy Novisky
Owner: Mr. Yang
Request: **Architectural Review** to allow the demolition of the existing 1,248 square foot home and build a new two-story 3,304 square foot five bedroom residence. *(Continued from October 15, 2014 Architectural Committee Meeting)*
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Chen, Associate Planner
Recommendation: **Approve, subject to conditions**

- 8.B. File No.(s):** **PLN2014-10685**
Location: 2962 El Sobrante Street, a 7,500 square foot lot located approximately 150 feet east from the intersection of Alpine Avenue and El Sobrante Street, APN: 290-17-062; property is zoned R1-6L-Single-Family
Applicant/Owner: Dan and Jena Green
Request: **Architectural Review** to allow a 480 square foot accessory structure and 640 square foot accessory dwelling unit in the rear yard and a **Zoning Administrator Modification** to allow a reduction in the required rear yard setback from 15 feet to 11 feet 3 inches for the accessory structure. *(Continued from November 19, 2014 Architectural Committee Meeting)*
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve, subject to conditions**
- 8.C. File No.(s):** **PLN2014-10743**
Location: 2166 Quinn Court, a 10,454 square foot lot located on Quinn Court near the intersection of Quinn Court and Quinn Avenue, APN: 216-09-064; property is zoned R1-6L-Single-Family
Applicant: Mark Perham
Owner: James and Stella Harris
Request: **Architectural Review** to allow a 457 square foot one story addition to an existing 1,193 square foot main house resulting into a 1,650 square foot 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.D. File No.(s):** **PLN2014-10754**
Location: 750 Walsh Avenue, a 3.3 acre site located 530 feet east from the intersection of Walsh Avenue and Lafayette Street, APN: 224-04-076; property is zoned MH-Heavy Industrial
Applicant: Richard Pedley
Owner: DH Smith Family
Request: **Architectural Review** to allow a 52,500 square foot warehouse addition to an existing 10,239 building resulting into 67,027 square foot industrial building.
CEQA Determination: **Categorically Exempt** per CEQA Section 15332, In-Fill Development Projects
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve, subject to conditions**

8.E. File No.(s): **PLN2014-10774**
Location: 1769 Jones Avenue, a 5,610 square foot lot located approximately 87 feet south from the intersection of Jones Avenue and Fowler Avenue, APN: 220-07-101; property is zoned R1-6L-Single-Family
Applicant: Jack Lin
Owner: Wei Ren
Request: **Architectural Review** to allow a 753 square foot one story addition to an existing 1,468 square foot house resulting into a four bedroom 2,221 square foot one story residence and **Zoning Administrator Modification** to reduce the front yard setback from required 20' to 16'.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve, subject to conditions**

8.F. File No.(s): **PLN2014-10775**
Location: 250 Hillsdale Avenue, a 7,603 square foot lot located at the intersection of Hillsdale Avenue and Magellan Avenue, APN: 316-16-005; property is zoned R1-6L-Single-Family
Applicant: Azadeh Mascous
Owner: Ninad Phadke
Request: **Architectural Review** to allow a 696 square foot one story addition to an existing 2,053 square foot house resulting in up to six bedrooms 2,281 square foot one-story residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve, subject to conditions**

9. OTHER BUSINESS

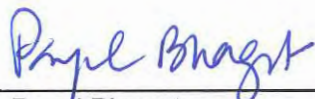
9.A. Committee Procedures and Staff Communications

- 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

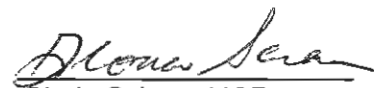
Adjourn. The next regular Architectural Committee meeting will be held on January 21, 2015, at 6:00 p.m.

Prepared by:



Payal Bhagat
Assistant Planner II

Approved:



Gloria Sciara, AICP
Development Review Officer