



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING AGENDA**

Wednesday, February 4, 2015 – 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.

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

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2014-10771**
Location: 3590 Homestead Road, a 0.36 acre parcel located at the intersection of Homestead Road and Lawrence Expressway, APN: 293-02-029; property is zoned CC-Community Commercial
Applicant: Angela Murphy
Owner: Marchese Family Property
Request: **Architectural Review** to allow interior and exterior tenant improvements with up to 60 outdoor seats to convert an existing restaurant into a Specialty's Café and Bakery.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve, subject to conditions**
- 8.B. File No.(s):** **PLN2014-10841**
Location: 309 Howard Drive, a 6,365 square foot lot located near the intersection of Howard Drive and Hancock Drive, APN: 316-13-049; property is zoned R1-6L-Single-Family
Applicant: Xin Yang
Owner: Shih-Kuang Chu
Request: **Architectural Review** to allow a new second story addition to an existing 1,983 square foot home resulting into a five bedroom 3,069 square foot residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: **Approve, subject to conditions**
- 8.C. File No.(s):** **PLN2014-10849**
Location: 210 Bel Ayre Drive, a 9,148 square foot lot located approximately 200 feet north from the intersection of Bel Ayre Drive and Cecil Avenue, APN: 303-21-017; property is zoned R1-6L-Single-Family
Applicant/Owner: David and Anna Quan
Request: **Architectural Review** to allow a 1,403 square foot addition to an existing 2,217 square foot home resulting in potential five bedroom 3,620 square foot home.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve, subject to conditions**
- 8.D. File No.(s):** **PLN2015-10878**
Location: 3000 Bowers Avenue, a 7.19 acre site located at the intersection of Bowers Avenue and Central Expressway, APN: 216-48-033; property is zoned ML-Light Industrial
Applicant/Owner: The Sobrato Organization

Request: **Architectural Review** to allow a two year extension of entitlements for two approximately 150,000 square foot building with associated parking and site improvements.

CEQA Determination: **Previously Adopted Final Environmental Impact Report**

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

- Clarification on the Architectural Committee's action on the project at 250 Hillsdale Avenue. (*Project Heard at the December 17, 2014 Architectural Committee Meeting*)

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 February 25, 2015, at 6:00 p.m.

Prepared by:



Payal Bhagat
Assistant Planner II

Approved:



Gloria Sciara, AICP
Development Review Officer