



MINUTES

Wednesday, February 6, 2019 – 6:00 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 6:00 p.m.

2. ROLL CALL

The following Committee members responded to roll call: Planning Commissioner Lance Saleme, and Planning Commissioner Anthony Becker.

Staff present: Staff Liaison: Gloria Sciara, AICP, Development Review Officer, Yen Han Chen, Associate Planner, Elaheh Kerachian, Associate Planner, Rebecca Bustos, Associate Planner, Nimisha Agrawal, Assistant Planner and Tiffany Vien, Assistant Planner 1.

Applicants, Owners and Public present:

Item 7.A. PLN2019-13684	711 Clyde Avenue: Sonny M. Ayson, Owner.
Item 7.B. PLN2018-13683	2459 Moraine Drive: Neftali Alberto, Owner.
Item 7.C. PLN2019-13685	3679 De La Cruz Boulevard: Mark Wagner, Owner.
Item 7.D. PLN2019-13701	2354 Fatjo Place: N/A
Item 7.E. PLN2018-13669	139 Michael Way: Ye Tian, Owner

Item 7.F. PLN2018-13679

653 Laurie Avenue: Florencio G. Alvarez, Owner.

Item 7.G. PLN2018-13645

2349 Menzel Place: David Rutstein, Owner, Ryan Morris, Architect.

Item 8.A. PLN2018-13564, - 13618

651, 725 and 825 Mathew Street - CEQ2018-01062: Sam Huckaby, Owner, Burke Welever, Architect, Michael Donaldson, Civil Engineer, Scott A. Galiatt and Art Friedman, Owner Representatives. Michael Stoner, Danelle McDermott, Chris Legrand, John McDermott, Neighbors.

Item 8.B. PLN2018-13656

2132 Santa Cruz Avenue: Muru Meyyappan, Owner, Aditi Mukherjee, Architect.

Item 8.C. PLN2018-13456

403 Dayton Avenue: Venkat Gorthi, Owner, Prasad Gadgil, Neighbor.

Item 8.D. PLN2018-13670

92 Claremont Avenue: N/A

Item 8.E. PLN2018-13613

2558 Elliot Court: Venkata Chanamolu, Owner.

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: Planning Commissioner Anthony Becker read the meeting procedures into the record.

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.

CEQA Determination: Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures.
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2018-13564, PLN2018-13618 and CEQ2018-01062** (Related Files: PLN2016-12246, PLN2016-12502 and CEQ2016-01023)
Location: **651, 725 and 825 Mathew Street**, an 8.97 acres on the north side of Mathew Street, 300 feet east of Lafayette Street; APNs: 224-40-001,-002, and -011; property is zoned Heavy Industrial (MH).
Applicant: Sam Huckaby, Vantage Data Centers
Owner: Vantage Data Centers 7, LLC
Request: **Consider a Mitigated Negative Declaration (MND)** prepared for the project by the California Energy Commission and **Adopt a Mitigation Monitoring and Reporting Program**; and **Architectural Review** to allow the development of three four-story data center buildings totaling 541,000 square feet, electric substation along Mathew Street, mechanical yard support areas, and surface parking lot.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Associate Planner Yen Han Chen presented the project with recommendations for approval. The project was originally approved by the Architectural Committee in 2017. The California Energy Commission per CEQA is the lead agency and they prepared the MND. Phase one of the project is already under construction. The main difference is the addition of 100,000 square feet to prior approval and the three buildings are now attached. Landscaping concept has not changed and there is no change to frontage improvements.

There were public comments. The neighbors had concerns regarding the noise and the type of trees to be planted adjacent to their property line. Also, the proximity of the fence may limit access to the side of their building for maintenance. The applicant agreed to work with the neighbors regarding planting suggestions. Applicant explained that noise level would be compliant with City ordinances. The Committee expressed support for the revised proposal.

First Motion/Action: Motion to adopt the Mitigation Monitoring & Reporting Program (MMRP) after considering the Mitigated Negative Declaration Proposal by the California Energy Commission, was made by Planning Commissioner Lance Saleme and seconded by Planning Commissioner Anthony Becker, and unanimously approved by the Architectural Committee (2-0-0).

Second Motion/Action: Motion to approve the project subject to condition was made by Planning Commissioner Lance Saleme and seconded by Planning Commissioner Anthony Becker, and unanimously approved by the Architectural Committee (2-0-0).

- 1) Applicant to work with neighbors regarding planting suggestions.