



City of Santa Clara

Development Review Hearing
November 3, 2021

China Delight Retail Development
4565 Stevens Creek Boulevard and 40
Woodhams Road

Public Hearing Item # 2
PLN2020-14755



China Delight Retail Development

- Action on Architectural Review of a new 9,310 square-foot, single-story retail building with associated site improvements including new landscaping, a surface parking lot and 12 outdoor seats
- Property is Zoned CT – Thoroughfare Commercial
- Property General Plan Designation is Regional Commercial



VIEW FROM STEVENS CREEK BLVD AND WOODHAMS ROAD INTERSECTION



China Delight Retail Development

Project Site





China Delight Retail Development

Additional Site Photos of Existing Rear Office Building

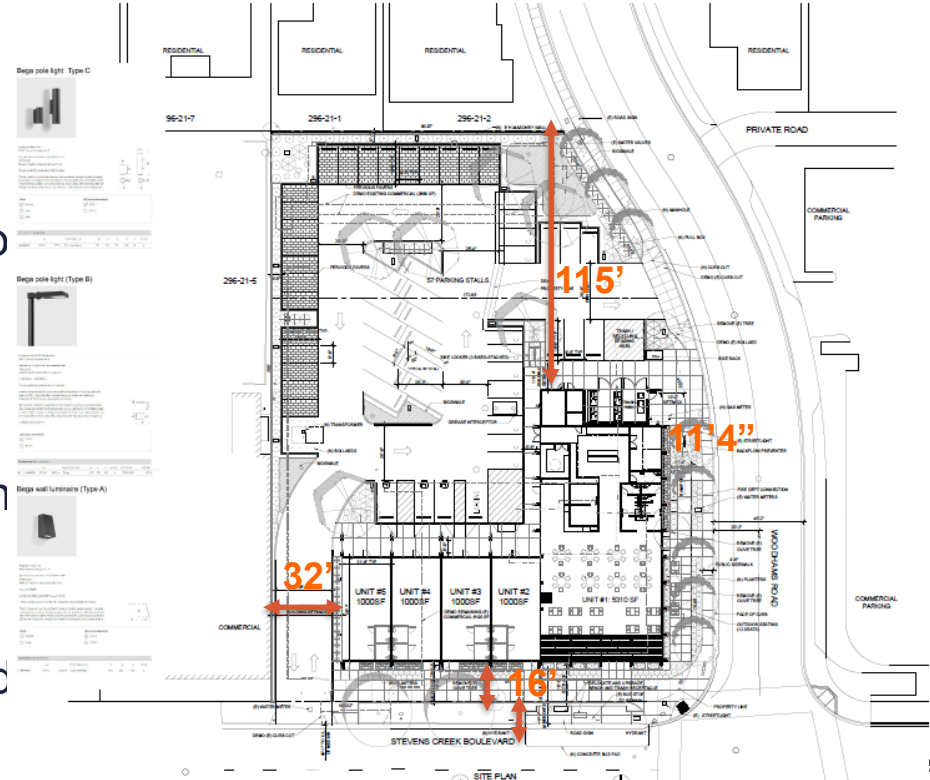




China Delight Retail Development

Site Plan

- New 9,310 square foot retail building including a new 5,310 restaurant with up to 12 outdoor seats and plans for up to 4 additional tenant spaces
- One story in height
- Sidewalk separated from Stevens Creek Blvd by 9' landscape planter with street new street trees
- Building setback 16' from Stevens Creek Blvd and 11' from Woodhams Rd
- On- and off-site improvements

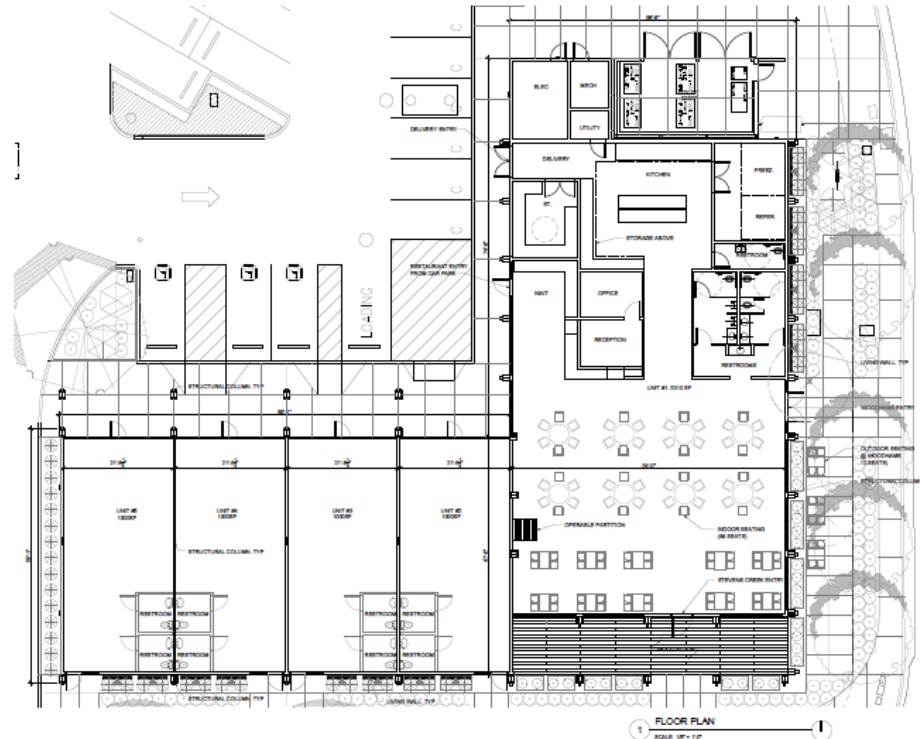




China Delight Retail Development

Floor Plan

- 5,310 s.f. restaurant at corner
- Up to 12 outdoor seats along Woodhams Road
- Up to 4 additional 1,000 s.f. spaces
- Attached trash and mechanical enclosures at rear of building



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Elevations

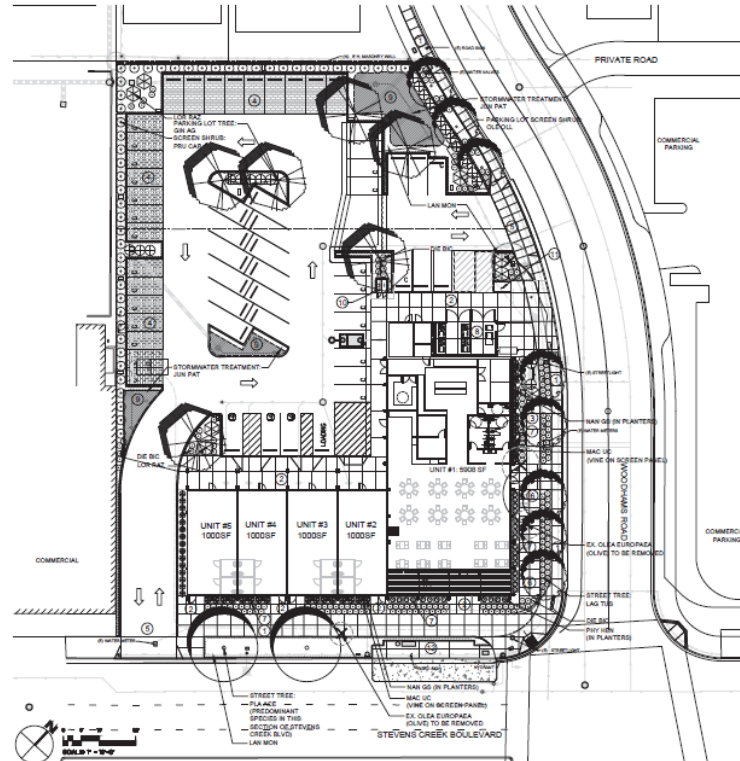
- Single story at 20'6" in primary building height and up to 27'6" in height to upper roof screen parapet
- Building clad in stucco siding, with bronze aluminum frame storefront glass and accented by composite wood siding and decorative wall lights
- Wall signs would be placed on upper wall parapets



China Delight Retail Development

Conceptual Landscape Plan

- Maintains and improves existing bus stop at same location
- Sycamore street tree plantings along Stevens Creek Blvd.
- Crape Myrtle street trees along Woodhams Rd.
- New 8-foot wall and 5' planter with Carolina Laurel Cherry screening shrubs planted along north rear property line bordering single family lots





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Project Data – 4565 Stevens Creek Boulevard and 40 Woodhams Road

| | Existing | Proposed |
|---------------------------------------|--|--|
| General Plan Designation | Regional Commercial | Same |
| Zoning District | Thoroughfare Commercial (CT) | Same |
| Land Use | Commercial | Same |
| Site Area | 1.029 acres | Same |
| Commercial Square Footage (sf) | Approximately 8,850 sf (including 2,660 s.f. office building and remnant of 6,190 s.f. building - foundation and basement) | 9,310 s.f. |
| Height | One-story | One-story at approximately 27-feet, 6-inches in overall height |
| Floor Area Ratio (FAR) | 0.20 | 0.22 |
| Parking | 75 | 54 |
| Bicycle Parking | N/A | 6 bicycle parking spaces |
| Electrical Parking | N/A | 4 electric vehicle spaces |



China Delight Retail Development

Considerations

- Project is located along a heavily traveled corridor of the City
- Compatible with existing and planned uses surrounding the project site and is supportive of the economic and transit policies for commercial development along Stevens Creek Boulevard
- Project provides all required parking on site
- Public outreach conducted (Developer-sponsored Community Meeting held on June 7, 2021, and 500' neighborhood notice provided)



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Recommendation

Approve construction of a new 9,310 square-foot, single-story retail building including 12 outdoor seats at 4565 Stevens Creek Boulevard and 40 Woodhams Road, subject to conditions.



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