

**ACTION MINUTES OF THE REGULAR MEETING OF  
THE ADMINISTRATIVE HEARING HELD ON January 9, 2020**

**ROLL CALL**

Hearing Officer present: Albert Salvador, Assistant Director of Community Development

Staff present: Ellen Yau, Associate Planner

Applicant(s) present: Nathan Ung, 19900 Stevens Creek Blvd, LLC  
Scott Stotler, Dutchins Development, LLC

**APPROVAL OF MINUTES:**

1. August 22, 2019

The minutes of August 22, 2019 were approved as written

**POSTPONEMENTS/REMOVAL FROM CALENDAR:**

None

**ORAL COMMUNICATIONS:**

None

**WRITTEN COMMUNICATIONS:**

None

---

**PUBLIC MEETING ITEMS:**

2. Application No.(s): DP-2019-001, ASA-2019-006, TR-2019-032

Applicant: Nathan Ng (19900 Stevens Creek Blvd, LLC)

Location: 19900 Stevens Creek Blvd APN# 369-05-038

Development Permit to allow the construction of 2,235 square feet of new commercial use space to an existing retail building (Scandinavian Design); an Architectural and Site Approval to allow facade, parking, landscaping and site improvements; and a Tree Removal Permit to allow the removal and replacement of twenty-five (25) development trees.

*Administrative Hearing Officer's decision final unless appealed.*

Staff member Yau addressed the Hearing Officer. She explained that the property owners are proposing to remodel the former Scandinavian Design furniture store. They will be enclosing two walkways, making facade changes, creating an interior courtyard, and re-designing the building to allow for multiple tenant spaces. They have worked with Staff to meet the landscape easement requirements for the Heart of the City Plan. There will be 114 parking

January 9, 2020

spaces where 112 are required. There will also be a bicycle parking area. The applicants are voluntarily participating in the City's Public Art program by having a mural painted on the northwestern corner of the building. Other City Department Staff have reviewed the proposed project and have no concerns. The applicant, Nathan Ung, addressed the Hearing Officer. He feels that due to the location of the building, large store retail is not the best use for this space. The traffic flow is not convenient for customers as there is no left-hand turn entrance. The smaller retail, service based (insurance sales, real estate agency, etc.) shops are a better fit for this site. These types of business are quiet and usually do not have a lot of customers in at one time. The architectural upgrades and other site improvements should make the building much more inviting for future tenants.

The Hearing Officer opened the public comment period.

Alan Roth

King Wah and Wei Wei

The Hearing Officer closed the comment period.

The Hearing Officer asked for clarification that the proposed project meets the parking requirements and that the proposed service retail uses are permitted for the site. Staff member Yau confirmed. He asked if the existing landscaping was going to be removed to accommodate the parking. She said that a small area was going to be removed, but it was far away from the frontage so was not in conflict with the Heart of the City landscaping requirements. The Hearing officer asked about the number of accessible and EV parking spaces. The applicant stated that they are in compliance with the number of accessible spaces required and have planned to add two EV spaces in the future. He also stated that tenants coming into the site will not be grocery, entertainment or restaurant as the site does not meet the parking requirements for those types of uses. A new trash enclosure will be installed on site.

The Hearing officer concurred with Staff's findings. Since the building envelope was not changing, the uses of the site are in conformance and the overall design will be an improvement, the application was approved. He informed the applicant that if the uses of the building were to change to conditional uses in the future, a new hearing would be required.

DECISION: The applications were approved by the Hearing Officer per the draft resolution(s).

3. Application No.(s): ASA-2019-005

Applicant: Scott Stotler (Dutchints Development, LLC)

Location: 10100 Bubba Rd APN# 357-20-024

Architectural and Site Approval Permit to allow for architectural and site improvements to an existing 13,250 square foot industrial building.

*Administrative Hearing Officer's decision final unless appealed.*

Staff member Yau addressed the Hearing Officer. She explained that the property most recently has been used for a repair shop. The current owner would like to use the space for a real estate development firm. The site is located in a Light Industrial Zone, so this is a

January 9, 2020

permitted use. The application will slightly reduce the building shell by approximately 400 square feet to create a courtyard entrance. The building will undergo architectural changes that will reduce the look of the mass and scale through a new roof design and glass storefront elements where entrances used to be. A new sidewalk will be installed along the front and the parking lot will be re-stripped to provide 47 spaces. None of the trees on site will be removed as part of these upgrades. A variety of new trees and shrubs will be planted as is required by the City's Municipal Code. The proposed project has been reviewed by other City departments. They had no concerns about the proposed changes to the site. The applicant, Scott Stotler, said he was available to answer any questions. His team has worked with Staff to create a new façade to this building that he hopes will inspire the adjacent property owners and other others in the area to want to make changes to their spaces too. The Hearing Officer clarified that the space will just have one tenant in it. The applicant said that they have no plans to subdivide the space to house multiple tenants. The Hearing Officer reminded the applicant about the requirements for accessible parking spaces and asked for clarification regarding the 'path of travel' from the parking lot to the building entrances. The Hearing Officer said the applicant will need to work on these issues with the Building Department during the building permit issuance process.

The Hearing Officer opened the public comment period.

There were no speakers.

The Hearing Officer closed the comment period.

The Hearing Officer reviewed the presentation from Staff and the Applicants. He concurred that the project is in conformance with the City's Municipal Code and that the proposed building upgrades will not be detrimental to the surrounding businesses.

DECISION: The applications were approved by the Hearing Officer per the draft resolution(s).

---

## ADJOURNMENT

Respectfully submitted:

          /s/Beth Ebben          

Beth Ebben

Deputy Board Clerk