City of Santa Clara
ARCHITECTURAL COMMITTEE AGENDA
City Council Chambers – 1500 Warburton Ave.
Regular Meeting - 6:00 p.m.
Wednesday, March 31, 2010

Please refer to the Architectural Committee Meetings and Procedures coversheet for information on all procedural matters.

CONSENT CALENDAR

Items listed on the Consent Calendar are considered routine and will be heard at this time, out of their regular place on the agenda. These items may be adopted by a single motion. Consent Calendar items have received staff support and no opposition has been identified as of the preparation of the agenda. There will be no separate discussion of any item unless it is requested by a member of the Committee, staff, the applicant, or the public. If so requested, that item will be removed from the Consent Calendar and considered, in order or as otherwise determined by the Architectural Committee, following action on the remainder of the Consent Calendar.

The following item(s) are recommended: None

NEW/ CONTINUED ITEMS

1. File: **PLN2010-08000**
   Location: 1973 Liberty Street, a 9,198 square foot lot at the northwest corner of Liberty Street and Fairfield Avenue. Property is zoned R1-6L (Single Family Residential), (APN: 269-18-030).
   Applicant/Owner: Samy and Azza Hilali
   Request: First floor expansion and second story addition to an existing single family residence. The proposal includes a request for a Zoning Administrator Modification to reduce the required front yard and rear yard setbacks.
   Project Planner: Debby Fernandez, Associate Planner

2. File: **PLN2010-08041**
   Location: 2353 Bray Avenue, a 5,940 square foot lot located on the north side of Bray Avenue, approximately 200 feet east of Graham Lane. Property is zoned R1-6L (Single Family Residential), (APN: 224-14-033).
   Applicant: S3 Design Group / Nickolas Sosa
   Owner: Sidney and Thomasa Moore
   Request: Demolish existing single story house and construct a new two story residence. The proposed includes a request for a Zoning Administrator Modification to reduce the garage depth.
   Project Planner: Yen Han Chen, Associate Planner

3. File: **PLN2010-08070**
   Location: 1955 De la Pena Avenue, a 6,325 square foot lot located on the north side of De La Pena Avenue, approximately 165 feet west of Vaider Court. Property is zoned R1-6L (Single Family Residential), (APN: 269-24-032).
   Applicant: Jim Vidanus
   Owner: Amy Vidanus

	Request:	First floor expansion and second story addition to an existing single family residence. A common driveway, recorded on June 27, 1956, provides access to the required parking at the rear of the property.
	Project Planner:	Yen Han Chen, Associate Planner
4.	File:	**PLN2009-07963**
	Location:	2000 Lawrence Court, a 6.05 acre lot located on south side Lawrence Court. Property is zoned B (Public or Quasi-Public), (APN: 220-11-039).
	Applicant:	T-Mobile / Dayna Aguirre, Authorized Planning Consultant
	Owner:	Roman Catholic Welfare Corp of San Jose
	Request:	Install antennas and associated equipment at an unmanned telecommunications facility. The proposed includes a 45 foot tall monopole, and a request for a Zoning Administrator Modification to reduce the required side yard setback.
	Project Planner:	Doug Handerson, AICP, Associate Planner

OTHER ITEMS
Single Family and Duplex Design Guidelines Update.

ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS
Members of the Public may briefly address the Architectural Committee on any item not on the agenda.

ADJOURNMENT
Adjourn. (The April 7, 2010 Architectural Committee meeting has been cancelled. The next regular Architectural Committee meeting is scheduled for April 21, 2010, at 6:00 p.m.)

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer

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City of Santa Clara
ARCHITECTURAL COMMITTEE AGENDA
MEETINGS AND PROCEDURES
March 31, 2010

LOCATION, DATE, and TIME OF MEETINGS
The Architectural Committee is comprised of one City Council member and two Planning Commissioners, or their alternates, and typically meets in the City Council Chambers, 1500 Warburton Avenue, Santa Clara, CA 95050. The meetings usually occur on Wednesday evenings at 6:00 p.m., according to a schedule published by the Planning Division.

AMERICANS WITH DISABILITIES ACT (ADA)
In accordance with the Americans with Disabilities Act of 1990, the City of Santa Clara will ensure that all existing facilities will be made accessible to the maximum extent feasible. Reasonable modifications in policies, procedures and/or practices will be made as necessary to ensure full and equal access and enjoyment of all programs and activities for all individuals with a disability. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should contact the City's ADA office (408) 615-3000, to discuss meeting accessibility. In order to allow participation by such individuals, please do not wear scented products to meetings at City facilities.

COMMITTEE POLICIES AND PROCEDURES
The Committee's policy is to limit discussion of each item to 15 minutes, except for complex proposals, at the Committee's discretion. The public may address the Committee on any item on the agenda when the Committee opens the item for comment. Members of the public are also provided with an opportunity to address the Committee on items within the jurisdiction of the Committee under Oral Communications at the end of the agenda. The Committee is precluded from action or extended discussion but may place an Oral Communications matter on the agenda of the next regular meeting. All Architectural Committee decisions are final unless appealed in writing to the Planning Division within seven days; appeals will be set for hearing before the Planning Commission. The Committee may only take action with a quorum present and a majority vote. Only a Committee member may vote. At least one City Council member and at least one Planning Commissioner must be present in order to establish a quorum for voting purposes. An alternate for any Committee member shall be from the same body as the member replaced. If you have any questions, please contact the Planning Division at (408) 615-2450.

COMMITTEE FINDINGS AND ACTIONS
In accordance with the provisions of the City of Santa Clara Zoning Ordinance, Sections18.76.010 through 18.76.020 of the City Code for the City of Santa Clara, in order to grant architectural approval, the findings and determinations of the Architectural Committee shall be that the proposed development, as set forth in such plans and drawings to be approved, is based on the following standards of architectural design:

(1) That any off-street parking areas, screening strips and other facilities and improvements necessary to secure the purpose and intent of this ordinance and the General Plan of the City are a part of the proposed development.
(2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard.
(3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this ordinance and the General Plan of the City.
(4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.
(5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the Planning Division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this ordinance.

The Architectural Committee may require the applicant or owner of any such proposed development, as a condition to the approval of any such proposal, to modify buildings, parking areas, landscaping, signs, and other facilities and improvements as the Architectural Committee deems necessary to secure the purposes of this ordinance and General Plan of the City, and may require guarantees and evidence that such conditions will be complied with by the applicant. If the Architectural Committee is unable to make the findings and determinations prerequisite to the granting of architectural approval pursuant to the standards described above, the application shall be denied.