City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING AGENDA
Wednesday, July 10, 2013 – 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.

- None

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

8. PUBLIC HEARING ITEMS

8.A.	**File No.(s):**	**PLN2012-09587/PLN2013-09627**
	Address/APN:	555 Saratoga Avenue, a 1.92 acre lot, located on the southeast corner of Saratoga Avenue and Newhall Street, APN: 269-39-101; property is zoned Neighborhood Commercial (CN)
	Applicant/Owner:	Silicon Sage Builders
	Request:	**Architectural Review** of a proposed Planned Development to construct 13 residential condominium unit project.
	CEQA Determination:	Mitigated Negative Declaration
	Project Planner:	Shaun Lacey, AICP, Assistant Planner II
	Staff Recommendation:	**Approve**, subject to conditions
8.B.	**File No.(s):**	**PLN2013-09871**
	Location:	2655 Bonnie Drive, a 6,000 square foot lot, located on the north side of Bonnie Drive, approximately 300 feet east of Bowers Avenue, APN: 216-13-056; property is zoned Single Family Residential (R1-6L)
	Applicant:	Jeff Guinta, Innovative Concepts
	Owner:	Pankaj Srivastava
	Request:	**Architectural Review** of a first floor and second story addition to an existing single family residence. The proposal includes a request for Zoning Administrator Modification to exceed the maximum building coverage.
	CEQA Determination:	Categorical Exemption per CEQA Section 15301
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Modification not supported by Zoning Administrator,** refer for redesign
8.C.	**File No.(s)**	**PLN2013-09874**
	Location:	1264 Carmel Way, a 5,775 square foot lot, located on the west side Carmel Way, approximately 200 feet south of Harrison Street, APN: 269-11-004; property is zoned Single Family Residential (R1-6L)
	Applicant:	Michael P. Harris, Architect
	Owner:	Varun Gopalakrishna
	Request:	**Architectural Review** of a single story addition to existing one story single family residence.
	CEQA Determination:	Categorical Exemption per CEQA Section 15301
	Project Planner:	Greg Qwan, Planning Intern
	Staff Recommendation:	**Deny**, refer for redesign
8.D.	**File No.(s):**	**PLN2013-09876**
	Address/APN:	689 Salberg Avenue, a 5,248 square foot lot, located on the west side of Salberg Avenue, approximately 210 feet north of Rebeiro Avenue, APN: 294-22-071; property is zoned Single Family Residential (R1-6L)
	Applicant:	K.Y. Chiu, CD Design
	Owner:	Subhas Chandra
	Request:	**Architectural Review** of a first floor remodel and second story addition to an existing single family residence. The proposal includes a request for Zoning

	Administrator Modification to allow increase to the building height limitations.
CEQA Determination:	Categorical Exemption per Section 15301
Project Planner:	Debby Fernandez, Associate Planner
Staff Recommendation:	**Deny**, refer for redesign

8.E. File No.(s): PLN2013-09877

Location:	5029 Avenida De Lago, a 6,000 square foot lot, located on the north side of Avenida De Lago, approximately 280 feet east of Avenida De Los Arboles, APN: 097-42-099; property is zoned Single Family Residential (R1-6L)
Applicant/Owner:	Brendan Croom
Request:	**Architectural Review** of a first floor and second story addition to an existing single family residence. The proposal includes a request for Zoning Administrator Modification to reduce front yard setback.
CEQA Determination:	Categorical Exemption per CEQA Section 15301
Project Planner:	Steve Le, Planning Intern
Staff Recommendation:	**Approve**, subject to conditions

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- **i. Announcements/Other Items**
- **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 July 31, 2013, at 6:00 p.m.

Prepared by: Yen Chen
Yen Chen
Associate Planner

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer

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