City of Santa Clara
ARCHITECTURAL COMMITTEE AGENDA
MEETINGS AND PROCEDURES
November 5, 2008

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.

City of Santa Clara
ARCHITECTURAL COMMITTEE AGENDA
Regular Meeting - 6:00 p.m.
Wednesday, November 5, 2008

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

CONSENT CALENDAR
- None

NEW/ CONTINUED ITEMS

1. File: **PLN2007-06257**
   Location: 4041 Davis Street, a 7,500 square foot lot on the east side of Davis Street approximately 200 feet south of Beech Street (APN: 104-12-079). Property is zoned R1-6L (Single Family Residential).
   Applicant: Richard Haro, Architect
   Owner: Mr. and Mrs. Kishin Kanuga
   Request: Construct a second story porch on the rear elevation of a new two story single family residence rear portion addition

2. File: **PLN2008-07149**
   Location: 5200 Great America Parkway, 2903 & 2933 Bunker Hill Lane, a 9.54 acre lot on the northwest corner of Great America Parkway and Bunker Hill Lane (APN:104-49-018). Property is zoned ML (Light Industrial)
   Applicant: GNU Group / Victor Vitale
   Owner: Great America Office Partners LLC
   Request: Master Sign Program and replacement of subdivision sign.

3. File: **PLN2008-07300**
   Location: 2830 De La Cruz Boulevard, a 16.8 acre site on the corner of southwest of De La Cruz Boulevard and Central Expressway (APN: 230-03-9-096,097,098). Property is zoned MH (Heavy Industrial).
   Applicant: Arrow Sign Company / Richard Lucnimi
   Owner: Bixby Group
   Request: Master Sign Program and replacement of subdivision sign.

4. File: **PLN2008-07354**
   Location: 5351 Great America Parkway, a 41.794 acre site on the west side of Great America Parkway at Yerba Buena Way (APN:104-01-057,095,096). Property is zoned PD (Planned Development).
   Applicant: The Irvine Company / Scott McRobie
   Owner: City of Santa Clara
   Request: Architectural Review for the Santa Clara Gateway Project. The project consists of six (6) buildings which are six (6) stories in height. Project was previously approved in May 2000. The current submittal is for review of plan revisions.

5.	File:	**PLN2008-07357**
	Location:	1990 El Camino Real, a 1.22 acre lot on the southeast corner of El Camino Real and Scott Boulevard (APN: 269-01-085). Property is zoned CT (Thoroughfare Commercial).
	Applicant:	Superior Electrical Advertising / Mike Rathbun
	Owner:	McDonald's Corporation
	Request:	Install a new pole sign at the corner of El Camino Real and Scott Boulevard
6.	File:	**PLN2008-07359**
	Location:	2315 Running Water Court, Lake Santa Clara Home Owners on the corner of Lakeshore Drive and Agnew Road (APN:104-34; 104-35; 104-36). Property is zoned PD (Planned Development).
	Applicant:	C.L. Sigler & Associates, Inc. / Chris Sigler, B.S.C.E.
	Owner:	Lake Santa Clara Homeowners Association
	Request:	Exterior repair and improvement to 208 residential townhouse units and clubhouse at Lake Santa Clara
7.	File:	**PLN2008-07369**
	Location:	251 Harold Avenue, a 7,059 square foot lot on the southeast corner of Harold Avenue and Sutter Avenue (APN: 303-13-23). Property is zoned Single Family Residential (R1-6L).
	Applicant:	Innovative Concepts / Jeff Guinta
	Owner:	Donald Lambert
	Request:	Single story addition and remodel to existing single family residence

OTHER ITEMS
Single Family and Duplex Design Guidelines Update

ORAL COMMUNICATIONS
The next Architectural Committee meeting is scheduled for December 3, 2008.

Approved: _____
FJR Gloria Sciara, AICP
Development Review Officer

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