



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**
Wednesday, April 23, 2014 – 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

The meeting was called to order at 6:00 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Councilmember Patricia Mahan, Planning Commissioner Keith Stattenfield, and Planning Commissioner Steve Kelly.

Staff present: Payal Bhagat, Assistant Planner II; Debby Fernandez, Associate Planner; and Shaun Lacey, AICP, Assistant Planner II

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

Councilmember Patricia Mahan reviewed the Committee procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals – None.
- B. Continuances without a hearing – None.
- C. Exceptions (requests for agenda items to be taken out of order) – None.

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

- None

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): **PLN2012-09113/CEQ2013-01167**
Location: 1460 & 1476 Monroe Street, 1386 El Camino Real, and 1485 Madison Street, six parcels totaling 0.67 acre site located between the block of Monroe and Madison Streets fronting El Camino Real. APN(s): 269-03-067, -068, -075, -142, & -147; property is zoned PD-Planned Development.
Applicant/Owner: Sanjeev Acharya, Silicon Sage Builders, LLC.
Request: **Architectural review** of a four story mixed use building with 5,100 square foot retail and 1,370 square foot first floor office and three floor of one, two, and three bedroom totaling 26 condominium units above.
CEQA Determination: Adopted Mitigated Negative Declaration
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 500 feet. Representation for the project included the applicant, Sanjeev Acharya, SiliconSage Builders, LLC. and the development team. No other members of the public were present for the review of this project.

Discussion: Ms. Bhagat presented the minor changes that were made to the project to accommodate fire and life safety issues associated with egress windows. The Committee reviewed the change and expressed no concerns regarding the proposed change.

Motion/Action: The Architectural Committee approved the project design (3-0-0-0).

8.B. File No.(s): **PLN2012-09587/CEQ2013-01151**
Location: 555 Saratoga Avenue, a corner lot at the intersection of Saratoga Avenue and Newhall Street; APN: 269-39-101; property is zoned as PD-Planned Development.
Applicant/Owner: Sanjeev Acharya, Silicon Sage Builders, LLC.
Request: **Architectural review** to modify the design of a previously-approved 13-unit condominium project with 26 parking spaces.
CEQA Determination: Adopted Mitigated Negative Declaration
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: **Approve**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the Applicant, Sanjeev Acharya, SiliconSage Builders LLC. and his development team. Members of the community - Tabassum Waheed and Elyano Mayare participated in the discussion.

Discussion: Mr. Lacey presented the application and responded to questions from the Committee. The applicant spoke in favor of the application, adding that the original parking layout remained unchanged. Two members of the public had questions about the project details but did not express concern about the proposed design alterations. The Committee agreed with staff and the applicant that the changes improved the overall quality of the project.

Motion/Action: The Architectural Committee approved a modified version of the project for this site (3-0-0-0).

8.C. File No.(s): **PLN2013-09799/CEQ2013-01157**
Location: 45 Buckingham Drive and 66 Saratoga Avenue, two parcels located approximately 130 feet north of Stevens Creek Boulevard between Buckingham Drive and Saratoga Avenue; APN(s): 294-39-007, & -008; property is zoned as PD-Planned Development.
Applicant: Nathan Tuttle, Prometheus
Owner: Cefalu Partners, LP
Request: **Architectural review** of a 222 unit multi-family apartment project with wrap parking structure and total of 372 on-site parking spaces, site improvement and landscaping, in conjunction with demolition of an existing commercial building and surface parking lot.
CEQA Determination: Adopted Mitigated Negative Declaration
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: Approve, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the applicant and his development team including Sarafin Maraon and Keith Minnie. No members of the public were present for the project review.

Discussion: Ms. Fernandez provided an overview of the project and responded to questions from the Committee. Mr. Sarafin detailed elements of the site design and building architecture. The Committee reviewed the project and expressed no concerns with the submitted project.

Motion/Action: The Architectural Committee approved the project design (3-0-0-0).

8.D. File No.(s): **PLN2014-10299**
Location: 3877 Prunneridge Avenue, a 6,000 square foot lot, located near the intersection of Prunneridge Avenue and Meadow Avenue, APN: 216-08-079; property is zoned as R1-6L-Single-Family.
Applicant: Harmed Balazadeh
Owner: Bahaa Family
Request: **Architectural review** of a proposed second-story addition to an existing two-story residence.
CEQA Determination: Categorical Exemption per Section 15303, New Construction or conversion of Small Structures
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the

applicant and property owner. No other members of the public were present for the project review.

Discussion: Mr. Lacey presented the project and answered questions from the Committee. The applicant spoke in favor of the project and responded to comments from the Committee pertaining to the use of trim material, maintaining shutters along the second story, and breaking up the two-story walls facing the right side yard. A letter from a nearby resident who expressed opposition to the project was shared with the Committee.

Motion/Action: The Committee approved the project design as proposed (3-0-0-0), subject to the following conditions:

- The first-story eave line shall be carried around the addition to break up the two-story walls;
- The shutters shall be maintained along the second story; and
- The use of foam trim shall be applied in the form of precast concrete.

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

- Conceptual design review for a new 78,000 square foot, three story office building at 3303 Scott Boulevard, a 2.44 acre site located on Scott Boulevard between Lakeside Drive and Bowers Avenue, APN: 216-31-048; property is zoned ML-Light Industrial.
 - The applicant presented the project and explained in detail the location of parking and different design features of the building. There was discussion regarding provision of electric vehicle charging stations and the Committee expressed that project needs more electric vehicle charging stations than currently planned for. The Committee did not express any concerns regarding the architecture of the building.
- The Committee also requested that staff send the upcoming Architectural Committee Agendas to the Historical and Landmarks Commission members via email.

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 May 7, 2014, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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