



City of Santa Clara
ARCHITECTURAL COMMITTEE
MEETING AGENDA
Wednesday, May 21, 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

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):** **PLN2014-10228**
Location: 970 Rose Court, a 5,500 square foot lot located approximately 125 feet south from the intersection of Rose Court and Rose Way. APN: 290-31-078; property is zoned R1-6L-Single-Family
- Applicant:** Kim Nguyen
Owner: Michael Hahn
Request: **Architectural review** for new 2,339 square foot single-story house. The project would remove an existing 1,553 square foot, single-story house.
- CEQA Determination:** **Categorically Exemption** per CEQA Section 15303, New Construction
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Continue** for a redesign
- 8.B. File No.(s):** **PLN2014-10362**
Location: 2118 Ventura Place, a 12,196 square foot parcel located approximately 300 feet west from the intersection of Santa Cruz Avenue and Ventura Place. APN: 220-23-025; property is zoned R1-6L-Single Family
- Applicant:** Vadin Melik Karamov
Owner: Leonid Arbuzov
Request: **Architectural review** for approximately 740 square foot addition to an existing 2,056 square foot house and change in the roof plate height from existing approximately eight feet to 12 feet to an existing single family residence
- CEQA Determination:** **Categorically Exemption** per CEQA Section 15301(a), Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Continue** for a redesign
- 8.C. File No.(s):** **PLN2014-10367**
Location: 2505 El Camino Real, a 0.5 acre parcel located at the northwest corner of El Camino Real and Morse Lane. APN: 216-01-044; property is zoned CT-Thoroughfare Commercial
- Applicant:** Jim Middleton, WKS Restaurant Group
Owner: El Pollo Loco, LLC
Request: **Architectural review** of the proposed interior and exterior remodel of an existing 2,075 square foot restaurant, and the replacement of signs, landscaping and outdoor seating.
- CEQA Determination:** **Categorically Exempt** per CEQA Section 15301(a), Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: **Approve**, subject to conditions
- 8.D. File No.(s):** **PLN2014-10370**
Location: 3282 Dorcich Street, a 10,161 square foot lot located at the southeast corner of North Henry Avenue and Dorcich Street. APN: 303-18-001; property is zoned R1-8L-Single-Family

Applicant: Shelby Arbuckle for Tiger Construction, Inc.
 Owner: Barbara and Dave Stealey
 Request: **Architectural review** of a proposed 421 square foot accessory dwelling unit to be attached to an existing 1,870 square foot single family residence, resulting in a property with four bedrooms, and **Zoning Administrator Modification** to reverse the corner lot rear yard and allow a 15-foot rear yard setback.
 CEQA Determination: **Categorically Exempt** per CEQA Section 15301(e), Existing Facilities
 Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: **Approve**, subject to conditions

8.E. File No.(s): **PLN2014-10373**
Location: 458 Montclair Drive, a 6,600 square foot lot located at the intersection of Danill Way and Montclair Drive. APN: 316-15-037; property is zoned R1-6L-Single-Family
 Applicant: Diony Bugay
 Owner: Nilo and Judith Zaratan
 Request: **Architectural review** for 924 square foot front and rear yard single story addition to an existing 1,624 square foot home and **Zoning Administrator Modification** to reduce the rear yard setback to 12' 9" to accommodate a patio addition to the rear where majority of the house is set back at 25' 6" from the rear property line.
 CEQA Determination: **Categorically Exemption** per CEQA Section 15301(e), Existing Facilities
 Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**, subject to conditions

8.F. File No.(s): **PLN2014-10377**
Location: 1291 Blackfield Drive, a 7,070 square foot lot located on the east side of Blackfield Drive, mid-block between Benton Street and Madera Avenue. APN: 290-07-093; property is zoned R1-6L-Single-Family
 Applicant: Jose Jimenez
 Owner: Joao Morgia
 Request: **Architectural review** to allow a new detached 638 square foot accessory dwelling unit and a 246 square foot one car garage on a property with existing 1,006 square foot main house.
 CEQA Determination: **Categorically Exemption** per CEQA Section 15303, New Construction
 Project Planner: Jeff Schwilk, AICP, Associate Planner
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 June 4, 2014, at 6:00 p.m.

Prepared by: Payal Bhagat
Payal Bhagat
Assistant Planner II

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer

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