



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**
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

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 Raj Chahal.

Staff present: Payal Bhagat, 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.

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 exempt per CEQA Section 15303, New Construction
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Continue** for a redesign

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 project included the property owner, Mr. Nguyen.

Discussion: Ms. Bhagat introduced the project and explained that the proposal included demolition of most of the house and raising the walls to a roof plate height of 10 feet. Ms. Bhagat also explained that the project is requested a Zoning Administrator Modification to increase the required lot coverage by two percent where 40 percent is allowed. Staff explained that the recommendation was to continue the project for a redesign so that the project can be appropriately articulated, proposes a variety of materials, and the roof plate height can be reduced to conform with the existing neighborhood. The Committee reviewed the design and did not express concerns regarding the proposed increase roof plate height. The Committee felt that the height of the proposal house would be consistent with the two story house adjacent to the project site. They also commented that the entire neighborhood was in transition which would also support the requested increase in the roof plate height.

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

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 exempt per CEQA Section 15301(a), Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: Continue for a redesign

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 project included the applicant, property owners, and Ryan Shields.

Discussion: Ms. Bhagat introduced the proposal and reviewed all areas of addition and the different proposed roof heights and shared the letter Mr. Shields has prepared for the Committee. The applicant explained that the change in proposed roof heights is a way to provide interior volume to added spaces and that the higher roofs are set back approximately 50 feet from the face-of-curb. Mr. Shields reviewed that the proposal would shade the side yard of his property and that the proposal would be close to this property line and infringe on his privacy. The Committee did not express concerns regarding the location of the proposed addition. However, the Committee did express concerns regarding the proposed 12 foot high roof plate and commented that the house would look out of character with the neighboring single story homes because of the proposed additional height.

Motion/Action: The Architectural Committee recommended that the project be continued for a redesign to the Architectural Review Committee meeting on June 4, 2014. The Committee recommended that the applicant redesign the project where the roof plate height is at 10 feet for entire addition. Should the applicant choose to make that change, the Committee authorized staff to approve the project without the Committee's further review (3-0-0-0).

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

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 project included the property owner.

Discussion: Ms. Bhagat reviewed the project with the Committee and explained that the existing restaurant had a use permit that was valid and approval for twelve outdoor seating spaces. Ms. Bhagat also explained that the operations of the restaurant remained unchanged as part of the proposal and that the outdoor seating is previously permitted does not change. The Committee did not express concerns regarding the proposed new modifications to the building. They did not have concerns regarding the addition illuminated signage proposed on the sides of the building since it was not really visible from El Camino Real. They recommended

that staff work with the applicant to revise some of the parallel parking on the lot and add diagonal parking if possible to increase the overall parking count on the site.

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

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

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 project included the property owner, Joy Haas, Roland Schulz, Pracie Johnson, and Jane Matulich.

Discussion: Ms. Bhagat introduced the project and explained that proposal for the accessory dwelling unit, the location of the entrances to the main and accessory unit, and the proposed modification for reversing the side and rear yard and reducing the rear yard to 15 feet setback where 20 feet is required. She also explained that the accessory structure could have its own address should the applicant wishes to apply for it as part of the building permit review process. The neighbors spoke in support of the project and found the proposal consistent with the neighborhood character and in keeping redevelopment of their neighborhood. The Committee did not express concerns about the proposal.

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

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: 216-15-037; 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 exempt per CEQA Section 15301(e). Existing Facilities
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 project included the applicant, property owner, and Mr. Merino.

Discussion: Ms. Bhagat introduced the project and explained the Zoning Administrator Modification request was over stated in the agenda as staff originally thought that the proposed patio was enclosed. As the patio was designed to be open on three sides, it was allowed to be within 10 feet of rear property line without a modification requirement. The Committee reviewed the project and found the proposal to be reasonable addition to the existing single-family residence making it more functional home.

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

B.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 exempt per CEQA Section 15303, New Construction
Project Planner:	Jeff Schwilk, AICP, Associate Planner
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 project included the applicant and Judy Morrison.

Discussion: Ms. Bhagat introduced the project and described in detail how the proposed accessory dwelling unit was consistent with the development standards outlined in City Code. She outlined how the driveway width needed to be a minimum of 10 feet to allow appropriate access to the detached accessory unit located in the rear yard. The neighbor expressed concerns regarding the existing storm drain inlet located where the new driveway curb-cut was proposed since her driveway was located adjacent to the new proposed driveway. The Committee recommended that staff work with the applicant to curve the driveway such that the new driveway curb-cut is located away from the existing storm-drain inlet.

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

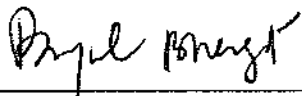
9. OTHER BUSINESS


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
 - None.

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
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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