



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**

Wednesday, January 22, 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 hearings 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

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

Staff present: Jeff Schwilk, Associate Planner, and Debby Fernandez, Associate Planner

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) – At the request of the applicant, Agenda Item 8.C. PLN2013-09986, 3051 Homestead Road was taken out of order on the Agenda, and was reviewed before Agenda Item 8.A.

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): **PLN2013-10150**
Location: 931 Rose Court, a 6,400 square foot lot, located on the south side of Rose Court, approximately 280 feet south of Rose Way, APN: 230-31-151; property is zoned R1-6L (Single-Family Residential)
Applicant/Owner: Jim Aruta / Lawrence Moberly
Request: **Architectural Review** of second story sunroom enclosure, approximately 5 feet by 19 feet
CEQA Determination: Categorical Exemption per Section 15301, Existing Facilities
Project Planner: Debby Fernandez, 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 proposal included the applicant and property owner.

Discussion: Ms. Fernandez presented the project plans and proposed sunroom elevations. The Committee reviewed and discussed the proposal noting that conversion of the existing balcony to an enclosed sunroom is appropriate and sufficiently setback from side and rear yard property lines.

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

8.B. File No.(s): **PLN2013-10151**
Location: 2984 Butte Street, a 7,200 square foot lot, located on the south side of Butte Street approximately 65 feet east of Alpine Avenue, APN: 290-05-015; property is zoned R1-6L (Single-Family Residential)
Applicant/Owner: Duks U. Lee / Jinny Ahn
Request: **Demolition** of an existing one-story residence and **Architectural review** for new construction of a replacement single story residence with Modification to reduce minimum interior garage dimensions
CEQA Determination: Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Debby Fernandez, 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. The applicant and property owner were not present.

Discussion: Ms. Fernandez introduced the project and reviewed the modification request to reduce the two car garage interior clear dimension of 20' x 20' to 20' x 19' with new construction. Ms. Fernandez noted that the two existing mature trees in the front yard are to remain. The Committee reviewed and discussed the project proposal and confirmed that the two trees are to remain.

Motion/Action: The Architectural Committee approved the project design and recommended Zoning Administrator approval of the Modification (3-0-0-0).

8.C. File No.(s):	PLN2013-09986 (PLN2013-09973, PLN2013-09977)
Location:	3051 Homestead Road, a 0.69 acre parcel located on the north side of Homestead Road, approximately 175 feet west of Pepper Tree Lane, APN's: 290-24-001 and a portion of 290-24-044; property is zoned PD (Planned Development)
Applicant:	Justin Mozart, Peninsula Communities, Inc.
Owners:	Peninsula Communities, Inc., and Equity Residential
Request:	Architectural Review in conjunction with a proposal to demolish an existing single family residence; and develop nine (9) new two-story single family homes
CEQA Determination:	Categorically Exempt per section 15332 - In-Fill Development Projects
Project Planner:	Jeff Schwilk, AICP, Associate Planner
Staff Recommendation:	Approve , subject to conditions

Notice: The notice of public hearing for this item was posted within 500 feet of the site and was mailed to property owners within 500 feet. The Applicant, Justin Mozart, the architect Steven Dewan and the landscape architect Paul Reed were present. Neighboring property owners Chad Kendrick of 3023 Homestead Road, and Jerry and Rhonda Rolling of 834 Pepper Tree Lane were also present.

Discussion: Mr. Schwilk gave a brief description of the project. Mr. Dewan presented a materials board and reviewed the proposed building design, colors and materials with the Committee, and illustrated how the proposed second floor east facing windows for lots' 2, 4, 6 and 8 could be repositioned on the east walls to minimize privacy impacts on the adjoining single family properties to the east.

Mr. Reed presented the proposed landscape plans, including Brisbane Box trees and Pittosporum shrub plantings that could be planted in the private east side and rear yards of lots' 2, 4, 6 and 8, to provide eventual additional privacy screening of second-floor windows. Mr. Reed noted that trees in the initial 24-inch box planting sizes would range between eight and ten feet in height.

The public meeting was opened.

Mr. Kendrick questioned the material and construction of the proposed base of the good neighbor fence that would separate the project site from his property. It was noted that the plans show a proposed 2-inch by 8-inch kickboard, but that a 2-inch by 12-inch pressure treated kickboard that went to the ground could be substituted to provide a solid barrier at the base between the two properties.

Mr. and Mrs. Rolling questioned the proposed use of space immediately behind their property. It was noted that this area would be devoted to guest parking and landscaping, including a landscaped swale that would filter some of the stormwater from the site.

The public meeting was closed.

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

- 1) Reposition the proposed second-floor east-facing windows for Lots' 2, 4, 6 and 8 to minimize privacy impacts on the adjoining single family properties to the east
- 2) Use a 2-inch by 12-inch pressure treated kickboard to the ground to provide a solid barrier at the base of the wood good neighbor fence between the project site and the single family properties to the east.

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 February 19, 2014, at 6:00 p.m.

Prepared by:


Debby Fernandez
Associate Planner

Prepared by:


Jeff Schwilk, AICP
Associate Planner

Approved: _____

Gloria Sciara, AICP
Development Review Officer

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