



City of Santa Clara

**ARCHITECTURAL COMMITTEE  
MEETING MINUTES**

**Wednesday, December 18, 2013 – 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 Teresa O'Neil, and Planning Commissioner Keith Stattenfield.

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.

- 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 Meeting items.

- None.

\*\*\*\*\*END OF CONSENT CALENDAR\*\*\*\*\*

## 8. PUBLIC HEARING ITEMS

**8.A. File No.(s):** **PLN2013-09790**  
**Location:** 763 Fallon Avenue, a 8,069 square foot lot, located on the east side of Fallon Avenue, approximately 120 feet south of Lexington Street, APN: 269-25-010; property is zoned R1-6L (Single-Family Residential)  
**Applicant/Owner:** Jeff Guinta / Mary Da Silva  
**Request:** **Architectural Review** of a new single story residence; complete demolition of the existing single story residence  
**CEQA Determination:** Categorically Exemption per Section 15303, New Construction  
**Project Planner:** Jeff Schwiik, 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 proposal included the property owner, contractor, and applicant.

**Discussion:** Ms. Bhagat presented the project plans and explained that the project was previously reviewed by the Architecture Review Committee as an addition to an existing single family home.

The Committee inquired about the reasons why the entire house was taken down without proper City approvals. The applicant explained that majority of the walls were damaged due to sever rotting.

**Motion/Action:** The Architectural Committee approved the project design (2-0-0-1).

**8.B. File No.(s):** **PLN2013-10074**  
**Location:** 725 Kiely Boulevard, a 5,740 square foot lot, located midblock between Barcells Avenue and Toledo Avenue, APN: 294-21-017; property is zoned R1-6L (Single-Family Residential)  
**Applicant/Owner:** Dennis E. Shafer/Karnail Singh  
**Request:** **Architectural Review** of a first floor expansion and second story addition to an existing single story residence. *(Continued from Architectural Committee meeting of November 11, 2013)*  
**CEQA Determination:** Categorically Exemption per Section 15301, Existing Facilities  
**Project Planner:** Payal Bhagat, 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 project architect and the property owner.

**Discussion:** Ms. Bhagat introduced the project and explained that the project was reviewed by the Committee on November 11, 2013, where the Committee continued the project for a redesign. Ms. Bhagat explained the difference between both proposal and the changes the applicant has made to the project design.

The Committee reviewed the plans and noted that the changes made to the project design are consistent with their request and addresses privacy concerns raised at the previous meeting.

**Motion/Action:** The Architectural Committee approved the project design (2-0-0-1).

<b>8.C. File No.(s):</b>	<b>PLN2013-10132</b>
<b>Location:</b>	3875 Baldwin Drive, a 6,270 square foot lot, located on the north side of Baldwin Drive, approximately 100 feet east of Dawson Drive, APN: 316-13-093; property is zoned R1-6L (Single-Family Residential)
<b>Applicant/Owner:</b>	Jonghun Jeong / Steve Xu
<b>Request:</b>	<b>Architectural Review</b> of a first floor expansion and second story addition to an existing single story residence. The proposal includes a Zoning Administrator Modification request to reduce the required garage dimensions and rear yard setback
<b>CEQA Determination:</b>	Categorically Exemption per Section 15301, Existing Facilities
<b>Project Planner:</b>	Payal Bhagat, Assistant Planner II
<b>Recommendation:</b>	<b>Approve</b> , 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 property owner and applicant.

**Discussion:** Ms. Bhagat introduced the project and reviewed the modification requests to reduce the two car garage interior clear dimension to 17 feet where 20 feet is required and second story addition encroaching into the rear yard by one foot. The Committee expresses concerns about the windows located facing the rear elevation on the proposed second story. The Committee did not have concerns about the location of the second story addition as it was setback significantly from the street

**Motion/Action:** The Architectural Committee approved the project design and recommended that the Zoning Administrator approve the requested modifications subject to the following condition (2-0-0-1):

- The applicant shall revise the proposed windows facing the rear yard on the second story windows such that they has a minimum sill height of five feet.

## 9. OTHER BUSINESS

### 9.A. Committee Procedures and Staff Communications

#### i. Announcements/Other Items

- No Discussion.

#### ii. Report of the Liaison from the Planning and Inspection Department

- City Council Actions
- No Discussion.

#### 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 January 22, 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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