



City of Santa Clara
ARCHITECTURAL COMMITTEE
MEETING MINUTES
Wednesday, September 11, 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 Patricia Mahan, Planning Commissioner Keith Stattenfield, and Planning Commissioner Steve Kelly.

Staff present: Assistant Planner II, Payal Bhagat

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.: PLN2013-09677
Address/APN: 3856 Baldwin Drive, a 6,600 square foot lot, located on the south side of Baldwin Drive, approximately 200 feet west of MacKenzie Drive; APN: 316-13-071. Property is zoned as Single-Family Residential (R1-6L)
Applicant/Owner: Nadia Pichko, Bolt Design Studio/Shridhar & Savita Chari
Request: **Architectural Review** for a revised first floor expansion and enlarged second story addition to an existing single family residence; proposal includes a request for Zoning Administrator Modification to allow a reduced front yard depth. *(Previously approved at Architectural Committee meeting May 15, 2013)*
CEQA Determination: Categorical Exemption per Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included Nadia Pichko, project applicant.

Discussion: Ms. Bhagat presented the project plans and explained that the project was already approved by the Architectural Review Committee on May 15, 2013. Ms. Bhagat explained the changes that were made to the design since it was last approved. Ms. Pichko explained the reasons behind the change in design.

Motion/Action: The Architectural Committee recommended approval of the revised first floor expansion and enlarge second story addition to an existing single family residence and recommended that the Zoning Administrator allow the requested Modification to allow a reduced front yard depth (3-0-0-0):

8.B. File No.(s): PLN2010-08087/CEQ2010-01109
Location: 3137 Forbes Avenue, a 2.23 acre parcel located 775 feet southeast of the intersection of Pomeroy Avenue and Forbes Avenue; APN: 293-13-002; property is zoned B Public, Quasi Public, and Public Park or Recreation
Applicant/Owner: Glenn Morley/CCS Calvary Southern Baptist Church
Request: **Architectural Review** for reconstruction and expansion of an existing church including multi-purpose building, sanctuary building, utility and restroom structure, and related site and landscaping improvements. *(Conditioned for Architectural Committee meeting June 12, 2013)*
CEQA Determination: Mitigated Negative Declaration
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included John Shirey, Steve Frazher, Philip Heizer, Irina Bergman (Applicant/Owner); Tracy Hotzman, Steve Kelly, Marya Maddox, Francis, Nan Lin, Phil Chun, Steve Quon, Maureen Long, John Jnu, Jackie Hughes, Cathy Norman, James Howal, and Ray Graves.

Discussion: Ms. Bhagat introduced the project. The changes made to the design and location of the church is as follows:

- The sanctuary building setback 30 feet from the property line, where previous proposal the building was located at 15 feet from property line;
- The west side yard setback was changed to 20 feet where the previous proposal was at 15 feet;
- The one story kitchen and proposed two-story educational building was set back 35 feet from the west side neighbor rear property line, where the previous proposal had those structures at 25 feet; and
- The height of the portion of the sanctuary building was reduced to 22 feet and the over all building height was reduced to 25 feet. The previous proposal was requesting a Zoning Administrator Modification to allow the height of the sanctuary building to be at 31 feet 5 inches and the over all height of the project at 33 feet.

The above revisions were made based on the direction provided by Architectural Review Committee the June 12, 2013 meeting. The Committee asked the applicant about the location of the outdoor play area for the proposed day care use of the site. The Committee opened the project for public comments. The neighbors expressed the following concerns:

- The location of the proposed building too close to the single family residents private yards;
- The proposed two story volume of the building along with its location on the property would make the adjacent property owners yards be walled in;
- Noise generated due to the location of the kids play area adjacent to the single family residence private yards;
- Church building being too close to the street; and,
- Phasing of proposed construction impacting the location of the new structure.

The Committee members expressed concerns regarding the proposed phasing of the project as the church would continue to operate in their existing building while the other buildings are under construction. The Committee recommended that the project be redesigned in a manner that consideration is given to the neighbor's concerns and privacy and noise impacts are minimized. The Committee also expressed concerns regarding location of the outdoor play area adjacent to the neighbor's private yards.

The following information will be required prior to issuance of Architectural Approval:

- Landscape plan, and
- Stormwater treatment plan.

Motion/Action: The Architectural Committee forwarded the project to Planning Commission without a recommendation (2-0-0-1).

8.C. File No.(s)	PLN2013-09996
Location:	2324 Benton Street, a 5,300 square foot lot, located on the south side of Benton Street, approximately 60 feet west of Los Padres Boulevard; APN: 290-33-086; property is zoned Single Family Residential (R1-6L)
Applicant:	Gary Moore & Associates/Srinivas Venkataraman

Request: **Demolition** of single story single-family residence;
Architectural Review of new two story single-family residence.
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. The project representation included Gary Moore and Srinivas Venkatarman (applicant/owner), Dense Kehoe, and Jacquene Kehoe.

Discussion: Ms. Bhagat explained the proposal. The Committee raised concerns about the two story blank wall on the east elevation. The neighbors expressed privacy concerns and the potential views from the second story into their back yards.

Motion/Action: The Architectural Committee approved the project (3-0-0-0), with following recommended changes to the design:

- The bonus playroom blank wall shall be articulated with a setback, notches, or clear story windows such that east elevation is articulated reducing the bulk of the second story addition;
- One egress window shall be provided in the bedroom such that it matches the window provided in the bonus playroom; and,
- On the rear elevation the one story pitch be reduced to accommodate the change on the second story bedroom window.

8.D. File No.(s): **PLN2012-09352, PLN2013-09805, PLN2013-09655, and CEQ2013-01158**
Address/APN: 2585 El Camino Real, a 1.38 acre parcel located on the north side of El Camino Real, west of San Tomas Express Way; APN: 216-01-008; property is zoned Planned Development (PD).
Applicant: Carl Bolton, Measure Associates Engineers
Owner: Francis Hoffart
Request: **Architectural Review** of a first floor remodel and second story addition to an existing single family residence
CEQA Determination: Categorical Exemption per Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for these items was posted within 500 feet of the site and was mailed to property owners within 500 feet. The project representation included Moccy Storrs, Farin Piramnjod, Vaishali De, Queen Foo, Sanjeev Acharya, Erik Shoennauer, and Anthony Ho.

Discussion: Ms. Bhagat briefly described the project. Mr. Shoennauer described the project in detail. The Committee did not have any concerns regarding the proposal. No neighborhood comments were received.

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

8.E. **File No.(s):** PLN2013-09995
Address/APN: 189 Arcadia Avenue, a 7,935 square foot lot, located on the southwest corner of Arcadia Avenue and Mauricia Avenue, APN: 296-14-034; property is zoned Single Family Residential (R1-6L)
Applicant: Asha Ramakrishna
Owner: Patricia Cuen
Request: **Architectural Review** of a first floor remodel, new front porch entry and second story addition to an existing single family residence
CEQA Determination: Categorical Exemption per Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. The project representation included Narsing Vijayrao, Asha Ramakrishna, Chap Nguyen, and Frangillen-Ramero-Jablonsky.

Discussion: Ms. Bhagat briefly described the project. The neighbor expressed concerns regarding impacts on their privacy due to the location and the size of the bathroom window.

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

- The plans shall be revised to show revised bathroom window. The window shall be fixed and made of obscure glass.

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

- It was recommended by the Committee that a special meeting be held to review the Single Family and Duplex Design Guidelines. The meeting shall be held on an alternate Wednesday and shall be open to the public. Staff shall invite local architectural firms to attend the meeting and provide input. The Draft Single Family and Duplex Design Guidelines shall be provide to the Committee at least 15-day prior to the meeting. Staff shall deploy and maintain a project webpage on the City's website.

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 October 2, 2013, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciarra, AICP
Development Review Officer

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