



City of Santa Clara
ARCHITECTURAL COMMITTEE
MEETING MINUTES
Wednesday, August 21, 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 and Associate Planner, Debby Fernandez

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.: **PLN2013-09843**
Address/APN: 3449 Mauricia Avenue, a 12,230 square foot parcel located at the Intersection of Mauricia Avenue and Claremont Avenue, APN: 296-06-003. Property is zoned as Single-Family Residential (R1-6L)
Applicant/Owner: Yong Teng
Request: **Architectural Review** of a single story addition to the front and rear of the existing home along with interior remodel and exterior alterations to an existing single family residence
CEQA Determination: Categorical Exemption per Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Deny**, refer for redesign

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 Mr. Teng (applicant/owner), Stephen Estes, Mark Aschhein, Kipp Thomas, Sowmya Subramaniam.

Discussion: Ms. Bhagat presented the project plans and noted that proposal is changing a post modern McKay home into a contemporary ranch architectural style. Ms Bhagat also noted that the project was reviewed by the Historical and Landmarks Commission, where the Commission found the proposal to be incompatible with the City's Architectural Design Guidelines. The Committee reviewed the proposal and noted that the proposal was inconsistent with the McKay architectural style was not designed in keeping with the neighborhood. The applicant introduced the project and noted that the project design is consistent with other homes on Mauricia Avenue outside the Fairmede Housing Tract.

The neighbors commented on the qualities of the McKay homes that they appreciated, and expressed their desire to work towards maintaining the City's existing stock of McKay homes and their neighborhood.

Motion/Action: The Architectural Committee recommended denial of the proposal as designed and requested that the applicant redesign the house in a manner that is consistent with the McKay architectural style (3-0-0-0):

8.B. File No.(s): **PLN2013-09886**
Location: 2329 Sawyer Court; a 6,420 square foot lot, located on the north side of Sawyer Court, approximately 300 feet east of Lakeshore Drive, APN: 104-46-041; property is zoned Single Family Residential (R1-6L)
Applicant: Mike Amini, Craftsman's Guild Inc.
Owner: Erik Johnson
Request: **Architectural Review** of a first floor remodel and second story addition to an existing single family residence

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, 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. The project applicant was present for the discussion

Discussion: Ms. Bhagat introduced the project and explained in detail the project layout and elevations. The applicant noted that the project proposal was reviewed by all the neighbors. The Committee reviewed the second story deck to make sure that neighbor privacy is not impacted.

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

8.C. File No.(s) **PLN2013-09951**
Location: 2000-2018 El Camino Real, Santa Clara Town Center Shopping Center, located at the southwest corner of El Camino Real and Scott Boulevard, APN(s): 290-10-066, 073, 075, 076; property is zoned Community Commercial (CC)
Applicant: Kim Fisher, KDA Design
Owner: Byer Properties LP
Request: **Architectural Review** of a Master Sign Program for the shopping center
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, 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 applicant was not present for the discussion.

Discussion: Ms. Fernandez presented the Master Sign Program, signage details, illustrations and calculations matrix to the Committee. The Committee reviewed the material presented and discussed letter height of tenant wall signs.

Motion/Action: The Architectural Committee approved the project (3-0-0-0), with following made part of the Master sign Program:

Maximum letter height shall be limited to the following:

- 24" high for Tenants under 3,000 SF
- 30" high for Tenants of 3,001 SF to 10,000 SF
- 36" high for Tenants of 10,001 SF – or greater
- Exception: A stylized or accented first letter may exceed the maximum letter height, subject to meeting all other requirements for allowable primary sign area. This exception must be reviewed on a case-by-case basis and approved by both Landlord and City of Santa Clara Planning Department.

8.D. File No.(s): **PLN2013-09929**
Address/APN: 2215 Capistrano Drive, a 9,595 square foot lot located on the west side of Capistrano Drive at the intersection

with Marquette Street, APN: 220-16-004; property is zoned Single-Family Residential (R1-6L)
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 300 feet of the site and was mailed to property owners within 300 feet. The property owner Mr. Haffort and applicant Mr. Bolton were present for the discussion.

Discussion: Ms. Bhagat presented the project and described the location of the proposed addition with respect to the adjacent neighbors. The property owner explained that the house had suffered some fire damage and they wanted to take the opportunity to do a minor addition, interior remodel, and reroof. The Committee did not express any concerns with the proposal.

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

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.

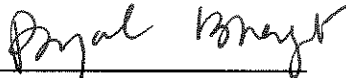
iii. Committee/Board Liaison and Committee Reports

iv. Committee Activities

v. Upcoming Agenda Items

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on September 11, 2013, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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