



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING AGENDA**
Wednesday, July 16, 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

2. ROLL CALL

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

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

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.

- 7.A.** File No.(s): **PLN2014-10400**
Location: 1448 Pacheco Street, a 9,420 square foot lot located at the intersection of Butte Street and Pacheco Street, APN: 290-04-025, property is zoned R1-6L-Single Family Residential
- Applicant: Cort Araing
Owner: Ana Londergan
Request: **Architectural Review** to allow a 1,216 square foot addition to an existing 1,760 square foot single family residence resulting in four bedrooms.
- CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
- Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**
- 7.B.** File No.(s): **PLN2014-10404**
Location: 235 Monroe Street, a 8,214 square foot parcel located on the east side of Monroe Street at the intersection with Jonathan Street, APN: 269-47-022; property is zoned R1-6L-Single-Family Residential
- Applicant: Rob Mayer
Owner: Mike and Debbie Henschke
Request: **Architectural Review** to allow a new 480 square foot detached garage with attached 640 square foot accessory dwelling unit in the rear yard of an existing 1,091 square foot single family property resulting in four bedrooms and **Zoning Administrator Modification** to increase maximum accessory building height of detached garage from 12 feet up to 14 feet in height.
- CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
- Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve**
- 7.C.** File No.(s): **PLN2014-10442**
Location: 273 Redwood Avenue, a 7,841 square foot lot located 250 feet north from the intersection of Mauricia Avenue and Redwood Avenue, APN: 296-31-014; property zoned as R1-6L-Single Family Residential
- Applicant: Eric Keng
Owner: Jia Y. Le
Request: **Architectural Review** to allow a 317 square foot one story bedroom and 162 square foot porch additions to an existing 1,966 square foot single family residence resulting into a fourth bedroom
- CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
- Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve**
- 7.D.** File No.(s): **PLN2014-10457**
Location: 3385 Forest Avenue, a 6,098 square foot parcel located on the north side of Forest Avenue and Douglane Avenue, APN: 303-14-045; property is zoned as R1-6L-Single Family Residential

Applicant: Keith Okuniewicz
Owner: Elizabeth and Biju Nair
Request: **Architectural Review** to allow 70 square foot addition to an existing 1,668 square foot single family residence resulting in four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: Approve

7.E. File No.(s): **PLN2014-10465**
Location: 930 Elizabeth Drive, a 6,095 square foot lot located near the intersection of Elizabeth Drive and Patricia Drive, APN: 290-33-019; property is zoned R1-6L-Single Family Residential
Applicant: Susan Chen Design Group
Owner: Shoacheng Ning
Request: **Architectural Review** to allow a 330 square foot addition to an existing 1,536 square foot single family residence resulting in the potential for four bedrooms
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: Approve

7.F. File No.(s): **PLN2014-10468**
Location: 3704 Benton Street, a 7,303 square foot parcel located 185 feet west from the intersection of Wood Duck Avenue and Benton Street, APN: 313-19-013; property is zoned R1-6L-Single Family Residential
Applicant/Owner: Amith Deshpande
Request: **Architectural Review** to allow 617 square foot front yard addition and 43 square foot front porch addition to an existing 1,878 square foot single family residence resulting in a fourth bedroom
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern
Recommendation: Approve

7.G. File No.(s): **PLN2014-10469**
Location: 1786 Long Street, a 8,580 square foot lot located near the intersection of Long Street and Warburton Avenue, APN: 224-16-035; property is zoned R1-6L-Single Family Residential
Applicant: Juan Soriano
Owner: Alice Bruce
Request: **Architectural Review** to allow a 480 square foot accessory unit on the property with 2,962 square foot main house resulting into a fourth bedroom.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: Approve

7.H. File No.(s): **PLN2014-10470**
Location: 232 Douglane Avenue, a 8,946 square foot lot located approximately 160 feet north of the intersection of Cecil Avenue and Douglane Avenue, APN: 303-19-057; property is zoned R1-6L-Single Family Residential
Applicant/Owner: Roland Schulz
Request: **Architectural Review** to allow a 1,239 square foot one story addition to an existing 1,692 square foot residence and a 640 square foot detached accessory dwelling unit resulting into a fourth bedroom
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve**

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10436**
Location: 3541 Homestead Road, a 3.61 acre parcel located south of the intersection of Lochinvar Avenue and Lawrence Expressway, APN: 290-23-053; property is zoned as CC-Community Commercial
Applicant: Koji Kawata, Misoya Restaurant
Owner: SBH Homestead Properties LLC
Request: **Architectural Review** to allow location of up to 12 outdoor seats for an existing restaurant
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**, subject to conditions

8.B. File No.(s): **PLN2014-10488**
Location: 4150 Great America Parkway, a 1.42 acre parcel located at the intersection of Our Lady's Way and Great America Parkway, APN: 104-41-036; property is zoned CP-Commercial Park
Applicant: Heather Picou
Owner: Skyline Holiday House
Request: **Architectural Review** of sign proposal for a restaurant use
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve**, subject to conditions

8.C. File No.(s): **PLN2014-10497/PLN2007-06802**
Location: 2855 Kaiser Drive, consisting of the north parcel only within an approximately 26± acre project site located at the northwest corner of Kiely Boulevard and Kaiser Drive, APN: 290-26-022; property is zoned PD-MC-Planned Development-Master Community

Applicant: DR Horton
Owner: PR Kiely II LLC
Request: **Architectural review** for the design and placement of a new masonry wall adjacent to the Woodborough condominium property. The wall was perviously required by the Architectural Committee as a condition of approval for the Development Area Plan Number 2 as part of the master community for the Gallery at Central Park Project. *(Architectural Committee condition of approval at the meeting January 23, 2013)*

CEQA Determination: **Previously adopted** Gallery at Central Park Project Environmental Impact Report

Project Planner: Gloria Sciara, AICP, Development Review Officer

Recommendation: **Approve**, subject to conditions

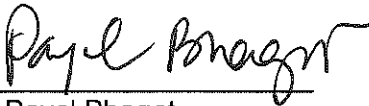
9. OTHER BUSINESS

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 August 13, 2014, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer