



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES
Wednesday, June 4, 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

The meeting was called to order at 6:00 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Councilmember Patricia Mahan, Planning Commissioner Keith Stattenfield, Planning Commissioner Raj Chahal, and Historical and Landmarks Commissioner Regina Mahan.

Staff present: Payal Bhagat, Assistant Planner II 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) – None.

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.

- None

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2013-09776**
Location: 2121 Laurelwood Road, a 7.02 acre parcel on the north side of Laurelwood Road approximately 940 feet north of Thomas Road; APN: 104-14-153. Property is zoned PD-Planned Development
Applicant: Jim Lorimer
Owner: SPI Holdings, Inc.
Request: **Architectural review** of the conversion and expansion of an existing legal nonconforming commercial warehouse use to a self-storage U-Haul facility with outdoor vehicle storage and leasing in conjunction with a reduced minimum on-site parking requirement.
CEQA Determination: **Adopted Mitigated Negative Declaration**
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. Jim Lorimer, project architect, was present for the discussion.

Ms. Fernandez provided an overview of the project and presented the plans. Ms. Fernandez noted staff concerns with the proposed landscape and tree planting plan for insufficiency, spacing, and species of trees along with the submitted photometric study for parking lot lighting that reveals high-levels of spill over lighting onto the public right-of-way. The discussion also included the proposed color scheme for the exterior building elevations, ancillary buildings and orientation of roll-up doors, and building signage and illustrated photo panels with clarifications provided by the project architect.

The Committee reviewed the plans and noted approval of the trellis structure in the side yard between the west property line and building; the location of a covered canopy in the truck stacking parking area in front of the building, for customer weather protection; and the color palette and design scheme of the exterior building elevations and roll up doors orienting toward the street frontage.

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

1. Applicant shall work with the project planner on finalizing the site landscaping and lighting plans for the project.
2. Applicant shall submit a separate sign application for proposed site signage and wall mounted photo architectural panels for Architectural Committee review and approval.

8.B. File No.(s): **PLN2014-10283**
Location: 788 Jackson Street, a 6,992 square foot lot located approximately 65 feet south from the intersection of Lexington Street and Jackson Street. APN: 269-26-096; property is zoned R1-6L-Single-Family
Applicant: David Perng
Owner: Lisa Liang
Request: **Architectural review** of a 129 square foot rear addition to add a third bedroom and one full bathroom to a 2,142 square foot existing single-family residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern
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 project applicant and property owner were not present for the discussion.

Discussion: Ms. Bhagat reviewed the project with the Committee and explained that the project has a recommendation of approval from the Historical and Landmarks Commission. The Committee reviewed the plans and expressed no concerns regarding the proposed addition.

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

8.C. File No.(s): **PLN2014-10349**
Location: 4175 Stevens Creek Boulevard, a 2.49 acre parcel located at the northeast intersection of Stevens Creek Boulevard and Kiely Boulevard. APN: 294-35-023; property is zoned CT-Thoroughfare Commercial
Applicant: Wagner Architecture Group
Owner: Porsche Stevens Creek
Request: **Architectural review** of the proposed expansion of the existing 22,340 square foot auto dealership into the adjoining 12,411 square foot tenant space of an existing auto service and sales building, including interior and exterior building remodel, new signs, parking lot and site landscape modifications.
CEQA Determination: Categorically exempt per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, 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 project included the Geoff Burns and the applicant.

Discussion: Ms. Bhagat reviewed the project details and explained that the proposal was to allow the expansion of the existing Porsche dealership into the adjacent tenant space. She explained that the applicant is required to comply with the conditions of approval outlined in the existing in-effect use permit. The applicant explained that they were installing three hand detailing bays that will not make noise as there are not power tools used in the washing

process. The Committee did not express concerns about noise generated from the installation of the hand washing bays. They did not express concerns regarding the proposed installation of circular display pads with lighting on it.

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

1. All service bays where power equipment is being used should have a roll up door to help mitigate noise impacts to the neighborhood,
2. No roll up doors required for the proposed new hand washing bays, and
3. Applicant shall work with the project planner on finalizing the landscaping and lighting plans for the project.

8.D. File No.(s): **PLN2014-10371**
Location: 2890 Monroe Street, a 5,500 square foot parcel located mid-block on Monroe Street. APN: 220-25-058; property is zoned R1-6L-Single-Family
Applicant/Owner: Jun Zhang
Request: **Architectural review** for an interior remodel to an existing 2,991 square foot two-story house proposing six bedrooms.
CEQA Determination: Categorically exempt per CEQA Section 15301(a). Existing Facilities
Project Planner: Shaun Lacey, AICP, 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 project included the property owners.

Discussion: Ms. Bhagat explained the project, the existing variance allowing the site to have only one covered parking space, and the existing illegal conversion of the upstairs master suit into an accessory dwelling unit. Ms. Bhagat also explained staff's research on the project where in the typical bedroom count in the neighborhood was up to four bedrooms. The applicants noted that their family needs require them to have more bedrooms in the house. The Committee expressed their concerns regarding the lack of sufficient covered parking space and intensification of the property by addition more bedrooms to it. The Committee did not express concerns about the design, but explored several options to provide additional covered parking space on the site.

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

1. Applicant shall work with staff to either expand the garage into the front yard setback or remove the existing stair case in the garage,
2. The minimum garage interior dimensions shall be 17 feet by 17 feet clear, and
3. The Committee recommends that the Zoning Administrator allow the reduction of a portion of the front yard setback by up to 25 percent in order to accommodate the garage expansion project.

8.E. File No.(s): **PLN2014-10372**
Location: 2111 Pruneridge Avenue, a 5,700 square foot lot located on the north side of Pruneridge Avenue at Kerry Drive,

APN: 303-05-020; property is zoned R1-6L-Single-Family Residential
Applicant: Bardsley Construction
Owner: Yi Qin and Rong Zhou
Request: **Architectural review** of the proposed 607 square foot front living area and new front porch addition to an existing 1,070 square foot single family residence, resulting in a property with four bedrooms.
CEQA Determination: **Categorically exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, 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 project included the property owner.

Discussion: Ms. Bhagat reviewed the proposal. The Committee expressed no concerns regarding the proposal.

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

1. Prior to submittal for the building permit, the applicant shall revise the architectural plans to show the roof projecting out to an appropriate distance (little over five feet) such that the entire window located on the side wall of the garage is covered with the roof overhang. Applicant shall work with staff to implement this change.

8.F. File No.(s): **PLN2014-10374**
Location: 2620 Monroe Street, a 6,000 square foot lot located on the south side of Monroe Street, approximately 130 feet west of Quinn Avenue, APN: 216-09-022; property is zoned R1-6L-Single Family Residential
Applicant/Owner: Syed Reza
Request: **Architectural review** of the proposed 674 square foot living area additions to the front and rear of an existing 1,393 square foot single family residence, resulting in a property with four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, 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 project included the property owner.

Discussion: Ms. Bhagat introduced the project and clarified that the applications includes a Zoning Administrator Modification to allow an increase in the lot coverage by one percent where 40 percent is allowed. The Committee did not express any concerns regarding the proposed addition of the change in the roof.

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

8.G. File No.(s): **PLN2014-10380**
Location: 706 Woodhams Road, a 5,663 square foot lot located to the north west of the intersection of Woodhams Road and Stevenson Street, APN: 293-17-023; property is zoned R1-6L-Single-Family
Applicant: Rich Nuti
Owner: John Shupe
Request: **Architectural review** of a 310 square feet addition to the rear of the home, proposing four bedrooms and a 15 foot rear setback where 20 feet is required.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern
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 project included the applicant and Mr. Phillips.

Discussion: Ms. Bhagat introduced the project and the Zoning Administrator Modification to reduce the rear yard setback to 15 feet where 20 feet is required in order to accommodate the addition. The Committee did not express concerns about the proposed design and addition.

Motion/Action: The Architectural Committee approved the project design (3-0-0-0) with a recommendation to the Zoning Administrator to allow the reduction in the requested rear yard setback.

8.H. File No.(s): **PLN2014-10387**
Location: 2382 Alberta Court, a 8,213 square foot lot located in the cul-de-sac created by Alberta Court, APN: 224-31-119; property is zoned R1-6L-Single-Family
Applicant: Qui Son
Owner: Venkat Saranathan
Request: **Architectural review** of a proposed 498 square foot rear single-story addition to an existing 1,314 square foot single family residence, resulting in a property with four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Greg Qwan, Planning Intern
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 project included the applicant and property owner.

Discussion: Ms. Bhagat introduced the project and explained that the proposed addition is towards the rear yard and is accompanied by interior remodeling of existing spaces. She also explained that the existing shed was currently used as storage and is not proposed to be converted into habitable space.

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

8.I. File No.(s): **PLN2014-10390**
 Location: 481 Rosemont Drive, a 6,970 square foot lot located in the intersection of Rosemont Drive and Pruneridge Avenue, APN: 296-03-026; property is zoned R1-6L-Single-Family

Applicant: Mike Chen
 Owner: Suria Narendranath
 Request: **Architectural review** for a complete demolition of the existing three bedroom, two bathroom, 1,025 square foot house to build a new 3,203 square foot, four bedroom, three and a half bathroom two story single family residence.

CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures

Project Planner: Steve Le, Planning Intern
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 project included the applicant, property owner, and neighbor Mr. John.

Discussion: Ms. Bhagat introduced the project and explained that the project is designed to meet all the development standards for the subject zoning district and is respectful of neighbor privacy. The Committee inquired if a band separated the first and second story on the rear elevation. It was explained by the architect that they were not able to carry around the roof around as the wall plate heights were different.

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

8.J. File No.(s): **PLN2014-10392**
 Location: 2262 Cabrillo Avenue, a 5,280 square foot lot located approximately 160 feet east from the intersection of Los Padres Boulevard and Cabrillo Avenue, APN: 224-19-052; property is zoned R1-6L-Single-Family

Applicant/Owner: Jiong Sun
 Request: **Architectural review** of a 492 square feet addition and remodeling of an existing 1,541 square foot single-family residence, resulting in a four bedroom residence.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities

Project Planner: Steve Le, Planning Intern
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 project included the applicant and project engineer, Mr. Wang.

Discussion: Ms. Bhagat introduced the project. The Committee noted that the existing front elevation for the home had brick veneer and recommended that the applicant should consider including a rustic stone, brick, or other type of veneer as part of the new front elevation design.

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

8.K. File No.(s): **PLN2014-10364**
Location: 4514 Fuller Street, a 9,929 square foot lot located approximately 100 feet north from the intersection of Fuller Street and N. 3rd Street. APN: 104-46-015; property is zoned R1-6L-Single-Family
Applicant/Owner: Jamie Eroles
Request: **Architectural review** of a covered porch, guest room, gazebo and trellis totaling approximately 1,132 square feet on an existing 1,140 single-family residential property.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, 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 project included the property owners.

Discussion: Ms. Bhagat explained that the proposal included legalization of the unpermitted gazebo in the front yard, two accessory structures and one habitable structure located in the rear yard. She also explained that the patio in the back was used as habitable space and had a wet-bar and a sink. The Committee did not express concerns about the existing gazebo in the front yard and proposed patio enclosure with a wet bar. They did express concerns about the lack of landscaping in the front yard and recommended that applicant plant ground cover to add to the existing front yard landscaping.

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

1. Recommended that the Zoning Administrator grant a Modification to reduce the six foot separation requirement between the gazebo and the main house by 25 percent,
2. Required that the connection between the new patio and the accessory structure be removed,
3. Recommended that the applicant redesign the project with two accessory structures in the back yard such that they are set back appropriately from the property line, the main house, and each other and design in a manner such that the total area of accessory structure detached from the main house is less than or equal to 480 square feet, and
4. Required that the applicant submit revised plans to staff for review and approval and pull a building permit to legalize all un-permitted work.

8.L. File No.(s): **PLN2014-10402**
Location: 3010 Pruneridge Avenue, a 9,375 square foot lot located on the south side of Pruneridge Avenue approximately 150 east of Woodhams Road APN: 296-29-003; property is zoned R1-6L-Single-Family
Applicant/Owner: Soon Lee
Request: **Architectural review** of an interior remodel to the first floor of an existing 2,209 square foot two story residence to create a new potential fifth bedroom
CEQA Determination: **Categorically Exempt** per CEQA 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 project included the property owner.

Discussion: Ms. Bhagat introduced the project and reviewed that there was a permit pulled for the living room addition, but a bedroom was carved out without permits. She mentioned that the proposal included addition of a full bath in the un-permitted bedroom. The Committee did not express any concerns regarding the proposal.

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

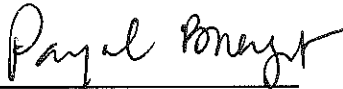
9. OTHER BUSINESS

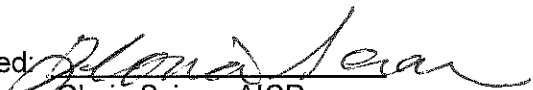
9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
 - The Committee reviewed the design changes made by the applicant for a previously reviewed proposal at 2118 Ventura Place (PLN2014-10362) and recommended approval of the revised design.
 - The Committee also requested that the agenda prepared for the Architectural Committee meeting contain a list of consent items. The consent items should be limited to one story addition to the existing single-family residence resulting into four or more bedrooms.
- 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 June 25, 2014, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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