



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**

Wednesday, November 5, 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, and Planning Commissioner Raj Chahal.

Staff present: Payal Bhagat, Assistant Planner II, AC Liaison

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.

Mr. Richard addressed the Committee and raised concerns regarding the neighborhood preservation ordinance and the proposed mixed use project at 1313 Franklin Street. He stated that student rental housing is an increasing problem in the residential neighborhoods adjacent to the university. He also mentioned that the mixed use project proposed at Franklin Street and Monroe Street would attract additional student housing and increased traffic.

1. 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): **PLN2014-10697**
Location: 2471 Mosswood Lane, a 1,390 square foot lot located south east corner of Mosswood Lane and Park Lane, APN: 216-38-023; property is zoned PD-Planned Development
Applicant/Owner: Vadim Melik-Karamov
Request: **Architectural review** to allow interior modification to convert an existing vaulted open space into a fourth bedroom. The existing footprint of the house remains unchanged.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern
Recommendation: **Approve**

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 this item included the applicant.

Ms. Bhagat noted that the proposal includes extending the second floor into the vaulted two story space above the living room. She noted that the proposal does not change the footprint of the building. The Committee reviewed the proposal and did not express any concerns regarding the project design.

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

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10676**
Location: 2975 Withrow Place, a 6,050 square foot lot located at the intersection of Withrow Place and Howell Avenue, APN: 293-12-028; property is zoned R1-6L-Single-Family
Applicant/Owner: Theresa Tran
Request: **Architectural review** to allow a 450 square foot one story addition towards the rear yard of the existing 1,969 square foot home resulting into four bedrooms and 2,416 square foot house.
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 this item included the applicant.

Ms. Bhagat reviewed the proposal and noted that proposed expansion includes removal of an existing patio in the rear yard. The Committee reviewed the design and did not express any concerns.

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

8.B. File No.(s): **PLN2014-10702**
Location: 210 Kit Carson Court, a 6,240 square foot lot located approximately 230 feet south from the intersection of Kit Carson Court and Sutter Avenue, APN: 303-13-028; property is zoned R1-6L-Single-Family
Applicant/Owner: Pedro and Candida Diaz
Request: **Architectural review** to allow an 864 square foot one story addition to an existing 1,573 square foot single family residence resulting into five bedroom and 2,437 square foot residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
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. Project representation included the applicant.

Ms. Bhagat noted that the proposal included a new porch element with a high roof. She noted that the overstated entrance didn't extend beyond the roof. The Committee reviewed the height of the roof plate and the porch roof height and determined that although the entrance was slightly overstated, that the design of the front elevation was well articulated.

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

8.C. File No.(s): **PLN2014-10705**
Location: 2803 Sycamore Way, a 8,624 square foot lot located at the intersection of Sycamore Way and Magnolia Lane, APN: 293-22-053; property is zoned R1-6L-Single-Family
Applicant: JF Consulting
Owner: Andrew Niecharz
Request: **Architectural review** to allow a 302 square foot one story street side yard addition to an existing 1,993 square foot single family residence resulting in four bedrooms, with a request for **Zoning Administrator Modification** to reduce rear yard setback from required 20 feet to 19 feet 6 inches.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, 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. There was no project representation for the item.

Ms. Bhagat reviewed the project design and noted that the proposal includes a request for a modification to the rear yard setback from required 20 feet to 19 feet 6 inches. The Committee reviewed the proposed design and requested modification and did not express any concerns.

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

8.D. File No.(s):	PLN2014-10710
Location:	1971 Santa Inez Court, a 8,288 square foot lot located approximately 150 feet south of the intersection of Santa Inez Court and Santa Barbara Avenue, APN: 220-10-083; property is zoned R1-6L-Single-Family
Applicant:	Ray Chen
Owner:	Murugavel Guruswami
Request:	Architectural review to allow a 592 square foot one story addition to an existing 1,608 square foot single family residence resulting in four bedroom and 2,200 square foot home.
CEQA Determination:	Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner:	Debby Fernandez, 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 this item included the applicant.

Ms. Bhagat reviewed the project design and noted that staff recommends that the project elevation be modified to add a column at the south east corner on the right side of the new living room window below the arch. The Committee reviewed the project and determined that the proposal would not negatively impact the adjacent property owners' use of their front and side yards.

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

1. Applicant shall revise the front elevation to include a column at the south east corner on the right side of the new living room window directly below the arch.

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 Item
 - Single Family and Duplex Residential Design Guidelines City Council Study Session is scheduled for November 7, 2014.

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on November 19, 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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