



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**

Wednesday, October 15, 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

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): **PLN2014-10234**
Location: 1488 Franklin Street, a 10,715 square foot lot located south east at the intersection of Jefferson Street and Franklin Street, APN: 269-20-065; property is zoned HT-Historic Combing
Applicant: Vadim Melik-Karamov
Owner: Azeem Siddiqui
Request: **Architectural review** to allow conversion of the existing HT-Zoned building to a single family residential use.
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. No members of the public including the applicant were present for this item.

Ms. Bhagat reviewed the project and informed the Committee that the proposal was reviewed by the Historical and Landmarks Commission at the public hearing on October 2, 2014, where the Commission recommended approval of the project. The Commission did not express any concerns regarding the proposed alteration and use of the property as a single family residence.

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

1. The property shall replace all vinyl clad and aluminum windows to match style of the existing wood windows on all exterior elevations of the historic structure; restore and paint existing window planter boxes; install new window planter boxes were removed on the historic structure; install new windows, window box trellis on the west elevation of the garage; replace existing garage doors with carriage style doors; remove asphalt alongside the east and west accessory building/garage elevations and replace with landscaping to be initiated within 90 days of project approval.
2. The property owner shall submit the requisite plans to the Building and Inspection Department for all previous non-permitted construction as well as proposed new construction within 90 days of project approval.
3. The property owner is required to complete and obtain final building permits for all work identified in conditions 1 and 2 above within six months of project approval.

8.B. File No.(s): **PLN2014-10538**
Location: 3772 Carlisle Avenue, a 6,732 square foot lot located approximately 100 feet east from the intersection of Giannini Drive and Carlisle Avenue, APN: 316-11-026; property is zoned R1-6L-Single Family
Applicant: Georgiy Novisky
Owner: Mr. Yang
Request: **Architectural review** to allow the demolition of the existing

CEQA Determination: 1,284 square foot home and build a new two-story 3,989 square feet single family residence.
Categorically Exempt per CEQA Section 15303, New Construction or Conversion of Small Structures
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. Project representation included neighbors Mr. Cabos, Mr. and Mrs. Larson, and Ms. Garcia.

The property owner and the project applicant were not present for this meeting. Ms. Bhagat shared the project details with the neighbors to share the proposal with the neighbors. The Committee did not review the project.

Motion/Action: The Architectural Committee continued the project to the next regular Architectural Review meeting (3-0-0-0).

8.C. File No.(s): PLN2014-10547
Location: 4241 Davis Street, a 7,405 square foot lot located mid-block on Davis Street, APN: 104-12-014; property is zoned R3-18D-Low-Density Multiple-Dwelling
Applicant: Tracy Zhou
Owner: A&C Consulting Service Inc.
Request: **Architectural review** to allow the construction of a new accessory dwelling unit resulting in four bedrooms.
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. Project representation included the applicant

Ms. Bhagat explained that the proposal is to legalize work that was done without permits to the project site. She also explained that staff had concerns regarding the door exiting out to the back yard from the master bedroom. The Committee reviewed the design and did not express any concerns.

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

8.D. File No.(s): PLN2014-10663
Location: 4900 Marie P. DeBartolo Way, a 17.05 acre parcel located at the intersection of Tasman and Marie P. DeBartolo Way, APN: 104-43-030; property is zoned PD-Planned Development
Applicant: Forty Niners Stadium Company
Owner: City of Santa Clara
Request: **Architectural review** to allow approximately 12 feet by 12 feet monument sign size football "Helmet" sign display at the Levis Stadium.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing

Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: Approve, subject to conditions

Notice: Project representation included the applicant and Toyota Dealer Association.

Ms. Bhagat introduced the project and explained that staff would prefer moving the proposed "Helmet" sign behind the permanent fencing so that it can be closely monitored. She explained that staff has concerns that the sign at its proposed location would increase City's liabilities with respect to injuries. The applicant explained that the sculpture/sign is located to be visible from the street. They explained that the sign will be secured such that it would not be possible for people to climb on it or access the displays within it on non-game days. They further explained that the sign is intended to be the picture-spot and highlight feature of the stadium. The Committee reviewed the proposal and did not express any concerns regarding the location of the sign.

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

1. Expand the soft turf around the "Helmet" by at least four feet, and
2. Work with staff to provide a release of liability for the City.

8.E. File No.(s): **PLN2014-10659**
Location: 795 Hilmar Street, a 7,500 square foot lot located at the northeast corner of Hilmar Street and Alviso Street, APN: 269-50-038; property is zoned R1-6L-Single-Family
Applicant: Cornelia Haber
Owner: Isaac Agram
Request: **Architectural review** to enclose porch and provide a new roof over entry
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. Project representation included the applicant.

The Committee did not express any concerns regarding the proposal.

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

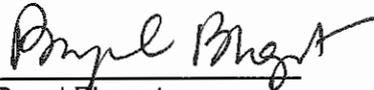
9. OTHER BUSINESS

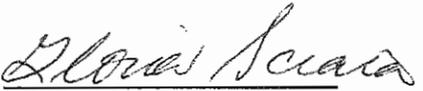
9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
- 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
 - None

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on November 5, 2014, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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