



City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING MINUTES

Wednesday, September 24, 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 Steve Kelly.

Staff present: Payal Bhagat, Assistant Planner II and Yen Chen, 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.

7.A. File No.(s): **PLN2014-10450**
Location: 1170 Alviso Street, a 4,514 square foot parcel located approximately 110 feet south from the intersection of Fremont Street and Alviso Street, APN: 269-16-043; property is zoned R3-18D-Low-Density Multiple-Dwelling
Applicant: J.R. Lindsey
Owner: Taian Su
Request: **Architectural review** to allow a 292 square foot addition to the back of an existing 1,017 square foot single story house, resulting in a fourth bedroom home.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, 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. Project representation included the property owners and the applicant.

Staff noted that several neighbors called to express their objecting to the proposed addition because the house was currently used as student housing. The Committee reviewed the project design and raised concerns regarding the house being used as student housing. The owner noted that currently four students occupy the property. He also said that after the addition is completely, the house is going to be occupied by his son and daughter, and will not be used as student housing.

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

7.B. File No.(s): **PLN2014-10586**
Location: 631 Enright Avenue, a 5,610 square foot parcel located mid-block on Enright Avenue between Forbes Avenue and Serra Avenue, APN: 294-06-046; property is zoned R1-6L-Single Family
Applicant/Owner: Anthony Rogers
Request: **Architectural review** to allow a 333 square foot addition to the back of an existing 1,222 square foot single story house, resulting in a fourth bedroom home.
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. No members of the public or the applicant were present for the hearing of this item.

Staff reviewed the project and noted that the proposed improvements are already made without proper building permits. The Committee reviewed the project design and did not express any concerns.

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

7.C. File No.(s): **PLN2014-10600**
Location: 2293 Lenox Place, a 2,178 square foot parcel located on Lenox Place near the intersection of Cheeney Street and Lenox Place, APN: 104-56-058; property is zoned PD-Planned Development.
Applicant/Owner: Faiza Qader
Request: **Architectural review** to allow interior remodel of an existing single family residence resulting into a fifth bedroom.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
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. No members of the public or the applicant were present for the hearing of this item.

Mr. Chen noted that the project does not include any exterior changes to the building. He also added the project proposes conversion of a den into a fourth bedroom.

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

7.D. File No.(s): **PLN2014-10617**
Location: 2440 Raggio Avenue, a 5,227 square foot parcel located at the intersection of Raggio Avenue and Laine Avenue, APN: 216-04-024; property is zoned R1-6L-Single Family
Applicant: Antonio Rizon
Owner: Loreto Cruz
Request: **Architectural review** to allow 691 square foot addition to an existing 1,487 square foot single family residence resulting into a fourth bedroom.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
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. Project representation included the property owners and the applicant.

The Committee reviewed the project and did not express any concerns regarding the proposed design.

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

7.E. File No.(s): **PLN2014-10630**
Location: 191 Harold Avenue, a 14,810 square foot parcel located at the intersection of Harold Avenue and Forest Avenue, APN: 303-22-003; property is zoned R1-6L-Single Family
Applicant: David Perng
Owner: Catherine Liu
Request: **Architectural review** to allow a 637 square foot accessory dwelling unit, where the main residence is 2,701 square feet in area. The addition of the accessory unit would result in four bedrooms.
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**

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 property owners, applicant, and Ms. Johnson.

Mrs. Bhagat reviewed the location of the garage with respect to the existing property lines. The neighbor raised concerns regarding the garage not being altered as part of the proposal. She also noted that the garage was out of character with the main house. The owner stated that they were not planning to make any modifications to the existing garage as it was not within their budget to do so. The Committee raised concerns regarding the proposed roof of the accessory structure. They recommended that the Zoning Administrator grant a modification to increase the height of the garage roof so that it can match the main house.

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

1. The applicant shall change the roof pitch of the accessory structure such that it matches the roof pitch of the main house.

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10495**
Location: 106 Blake Avenue, a 6,098 square foot lot located approximately 250 feet north from the intersection of McKinley Drive and Blake Avenue, APN: 296-36-028; property is zoned R1-6L-Single Family
Applicant: Jeremy Deng
Owner: Frances Lim
Request: **Architectural review** to allow 487 square foot addition to the first floor and new 852 square feet second story addition to an existing 1,155 square foot single family residence, resulting in five bedrooms.
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. Project representation included the applicant

Mr. Chen expressed that staff had concerns regarding the proposed rear yard facing second story windows. Mr. Chen noted that although there was approximately 50 feet between the proposed structure and rear neighbor's house, since the home to the rear of the project site was that of a post-modern design with full scale picture windows looking into the yard, that the proposed second story bedroom windows would negatively affects the rear neighbor's privacy. The Committee reviewed several alternate window sizes and locations with the owners.

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

1. The applicant shall revise the second story bedroom windows facing the rear neighbor's back yard to either five foot height from floor to window sill or have the bottom pane with non-operable frosted glass with the operable clear glass window with a minimum four foot window sill height from floor.

8.B. File No.(s): **PLN2014-10592**
Location: 576 Pomeroy Avenue, a 9,583 square foot lot located at the intersection of Pomeroy Avenue and Duke Court; APN: 293-08-017; property is zoned R1-6L-Single Family
Applicant/Owner: Amir Mithani
Request: **Architectural review** to allow 499 square feet addition to the existing 2,451 square foot single family residence with seven bedrooms
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. Project representation included the applicant

Mr. Chen outlined staff concerns regarding the project which included a potential for dividing the building into multiple units with separate entrances. Mr. Chen also noted that the project site was large enough to allow an accessory dwelling unit with a second kitchen. The Committee reviewed the proposal and did not express any concerns.

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

8.C. File No.(s): **PLN2014-10594**
Location: 5049 Avenida De Lago, a 8,712 square foot located at the intersection of Avenida Se Lago and Calle De Escuela, APN: 097-42-103; property is zoned R1-6L-Single Family
Applicant/Owner: Dolores Atienza
Request: **Architectural review** to reconstruct a 2,284 square foot two story single family residence with five bedrooms.
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. Project representation included the applicant

Ms. Bhagat reviewed the project and noted that the proposal was a reconstruction of a fire damaged house.

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

1. The applicant shall revise the elevation of the building to add a roof or a belly band in order to break the massive two story wall and provide articulation.

8.D. File No.(s): **PLN2014-10598**
Location: 3134 Mauricia Avenue, a 6,120 square foot lot located at the southwest corner of Mauricia Avenue and Gilbert Avenue, APN: 296-13-001; property is zoned R1-6L-Single Family
Applicant: Chad Nguyen
Owner: John Cutinha
Request: **Architectural review** to allow the remodel and 920 square foot addition to an existing 1,136 square foot single family residence, resulting in a four bedroom home; and, **Zoning Administrator Modifications** for reduced rear yard setback and covered parking area.
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. Project representation included the applicant

Ms. Bhagat reviewed the project and noted that the roof eave to the interior side-yard did not have an overhang as the overhang out encroach onto an adjacent easement. The Committee noted that lack of eave will not be seen from the street and that alternation the plan to accommodate a change in the roof and eave would result in loss of usable area.

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

8.E. File No.(s): **PLN2014-10601**
Location: 748 Hilmar Street, a 6,600 square foot lot located mid-block on Hilmar Street between Alviso Street and Park Avenue, APN: 269-50-045; property is zoned R1-6L-Single Family
Applicant: Bob Bryant
Owner: Cristina Cunanan
Request: **Architectural review** to allow 287 square foot one and two story addition to an existing 2,603 square foot two story residence.
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. Project representation included the applicant

Ms. Bhagat reviewed the project and noted that staff has received emails stating that the applicant had shared the proposed expansion plans with their neighbors. The Committee reviewed the location of the rear yard second story outdoor balcony that is proposed as part of the project.

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

8.F. File No.(s):	PLN2014-10628
Location:	4090 and 4100 Network Circle, located on an approximately 80.94 acre campus at the intersection of Lafayette Street and Agnew Road, APN: 097-08-114, -058; property is zoned PD-Planned Development
Applicant/Owner:	Oracle America Inc.
Request:	Architectural review to allow construction of one new 3-story building and one new single story building with associated site improvements as part of an existing office campus.
CEQA Determination:	Agnew West Campus EIR (SCH#97022030)
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 the applicant.

Mr. Chen reviewed prior approvals to the campus design and noted that the request was in compliance with the original Planned Development zoning approval. He noted that City Council on July 15, 2014 held a development study session. Concerns over the use of the Auditorium and other resources at the site was reviewed by City Manager's Office and determined to be in compliance with the approved agreements. Mr. Chen noted that the Historical and Landmarks Commission was informed that based on prior Council directions the design review would be handled by the Architectural Committee. Russ Nichols and Patrick Todd, Architects from RMW Architecture & Interiors, presented the project including a storage building along Montague Expressway. They noted that the final design for the single story building behind the substation and well site will be refined to address Project Clearance Committee concerns over access. Mr. Chen also reviewed the request to replace a diseased palm tree and parking for Oracle employees in front of the Clock Tower.

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

1. Provided required access the substation and well site prior to submitting for final architectural review to the Planning Division.
2. Replaced diseased palm tree with a significant heritage tree such as an oak tree within or adjacent the historical easement.
3. Develop a parking program that will continue to provide public access parking in front of clock tower.

8.F. File No.(s):	PLN2014-10634
Location:	1290 Scott Boulevard, an approximately 11,000 square foot lot located at the intersection of Harrison Street and Scott Boulevard, APN: 290-01-050; property is zoned OA-Professional Office

Applicant: Osvaldo Diaz-Christmas
Owner: Reim Inc.
Request: **Architectural review** to allow construction of a new monument sign at a reduced setback resulting from dedication of public right-of-way for roadway widening.
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 explained that the Scott Boulevard expansion has resulted in reduction of the property front yard depths. Therefore, it is not possible to place monument signs four feet away from the property lines to comply with Santa Clara City Code. Ms. Bhagat further stated that the Committee in the past has recognized the hardship posed due to the expansion and allowed non-illuminated signs at property line. 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
 - The Committee approved the 2015 Architectural Review Committee Meetings Calendar.
 - The Committee also noted that they would like to review all potential four bedrooms, or fourth bedroom additions irrespective of negligible or no exterior changes.

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on October 15, 2014, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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