



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES
Wednesday, March 18, 2015 – 7:00 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 7:05 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Council member Teresa O'Neill, Planning Commissioner Keith Stattenfield, and Planning Commissioner Raj Chahal.

Staff present: Payal Bhagat, Assistant Planner II, Architectural Committee 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

Mayor Matthews reviewed the Committee procedures for those present.

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)

- None.

1. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

2. 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): **PLN2015-10940**
Location: 1711 Briarwood Road, a 5,454 square foot lot located approximately 60 feet north from the intersection of Warburton Avenue and Briarwood Road, APN: 220-05-002; property is zoned R1-6L-Single-Family
Applicant: Antonio Rizon
Owner: Jitendra Patil
Request: **Architectural review** to allow conversion of the existing garage into living space and adding a new garage and porch addition totaling 440 square feet resulting into a four bedroom 2,149 square foot single story residence. The existing residence is 1,700 square feet in area.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schiwik, AICP, 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 applicant and their design team.

Ms. Bhagat reviewed the project. The Committee did not express any concerns regarding the proposal.

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

1. The applicant shall revise the site plan to provide a minimum of two feet of landscaping between the subject property and the property on the south.

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2013-10061**
Location: 1780 Santa Clara Street, a 9,000 square foot parcel located on the southeast corner of Winchester Boulevard and Santa Clara Street, APN: 269-34-049; property is zoned R1-6L-Single-Family
Applicant/Owner: Mohammad Ibrahim
Request: **Architectural review** to allow 235 square foot one story addition to an existing 1,000 square foot single family residence and a new 639 square foot accessory dwelling unit resulting into a 1,236 square foot four bedroom residence with a one bedroom accessory dwelling unit.
CEQA Determination: **Categorically Exempt** per CEQA Section 15331, Historical Resource Restoration/Rehabilitation
Project Planner: Gregory Qwan, Planning Intern 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, project architect, and neighbors Ms. Fisk and Mr. Michand.

Ms. Bhagat reviewed the project and noted that the proposal was reviewed by the Historical and Landmarks Commission where the Commission recommended approval of the proposal subject to the installation of an electric gate opener along the driveway on Winchester Boulevard. The neighbors noted some concerns regarding the lack of parking on site and there potentially being an underground tank located on site. The Committee expressed concerns regarding the lack of minimum 20 foot driveway width in front of the garage.

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

1. A licensed arborist shall be present on site while excavation is occurring on site. Any root trimming shall be done under the arborist's direction and supervision,
2. Applicant shall provide a detailed landscaping plan for staff's approval prior to issuance of the building permit. Said landscaping shall include a landscaping proposal along Winchester Boulevard. Proposed landscaping shall be a minimum of three feet in height within the vision triangle,
3. Applicant shall revise the plans to show the width of the driveway in front of the barn to be a minimum 18 feet, and
4. Applicant shall be allowed to leave an opening in the three foot high fence along Winchester Boulevard to provide easy access to the on-site parking.

8.B. File No.(s):	PLN2014-10456
Location:	297 Bel Ayre Drive, a 20,131 square foot parcel located at the intersection of Bel Ayre Drive and Cecil Avenue, APN: 303-21-040; property is zoned PD-Planned Development
Applicant/Owner:	John Faylor
Request:	Architectural review to allow development of two newly created lots as follows: Lot 1 – 6,793 square parcel to be developed with 2,705 square foot one story four bedroom residence and Lot 2 – 13,339 square foot parcel be developed with a new two story 5,250 square foot single family residence with potential seven bedrooms, a 640 square foot accessory structure and 350 square foot garage attached to the accessory structure.
CEQA Determination:	Categorically Exempt per CEQA Section 15303, New Construction
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 this item included the property owner, their design team, Mr. Moore, Ms. Gazlay, Ms. Johnson, Mr. David, Ms. Matulich, Mr. Halloran, and Mr. Yoon.

Ms. Bhagat reviewed the proposal and noted that the City Council had approved the subdivision and rezoning that allows for the proposed development. Several members of the community spoke. Some of the concerns raised included height and architectural style of the house of Lot 2, location of the air conditioning unit, permit to allow a swimming pool, and landscaping. Staff clarified that the air conditioning unit will be to be a minimum of five feet away from the side and rear yards and outside any easements. Staff also confirmed that currently the City has adopted

an ordinance prohibit installation of new pools. Should the temporary restriction be removed, the applicant will be allowed to install the pool. Staff also noted that the applicant is seeking a Zoning Administrator Modification to erect a seven and a half feet tall fence adjacent to the commercial property. The Committee did not have any concerns regarding the proposal.

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

1. The applicant shall revise the site plan to show all existing and proposed easements on the property, and
2. The applicant shall submit and get approval for a landscape plan prior to issuance of the building permit. Landscaping shall be installed prior to the issuance of final building occupancy.

8.C. File No.(s):	PLN2015-10882
Location:	137 N. Cypress Avenue, a 9,925 square foot lot located approximately 244 feet south from the intersection of Forest Avenue and North Cypress Avenue, APN: 303-02-003; property is zoned R1-6L-Single-Family
Applicant/Owner:	Brian Gregory
Request:	Architectural review to allow a 1,945 square foot addition to an existing 1,771 square foot house resulting into a 3,716 square foot single story residence with four bedrooms.
CEQA Determination:	Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner:	Gregory Qwan, Planner Intern 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 and neighbors Ms. Johnson, Mr. David, Ms. Matulich, Mr. Halloran, Mr. Yoon, Ms. Celio, Ms. Parine, and Mr Johns.

Ms. Bhagat reviewed the proposal and noted that staff has concerns about the proposed veneer and application of materials proposed on the front elevation. The neighbors shared staff's concerns and noted concerns about maintaining a tree lined street, wooden trim around the windows, and location of the air conditioning unit. The Committee did not express any concerns regarding the proposal.

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

1. The applicant shall revise the front elevation such that the stone veneer shall be applied maximum four feet above ground and the remaining wall to be covered in hardi shingle siding consistently across the entire elevation,
2. The applicant shall apply for a receive permits from the Streets Department to remove and appropriately replace one cypress tree currently located in the front yard. This tree is in conflict with the proposed new driveway leading up to the garage,
3. The applicant shall revise the plans to note that all windows shall have a wooden trim, and
4. On the plans prepared for building permit review and approval, the applicant shall add tree protection notes such that the cypress tree located in the front yard is appropriately maintained during construction, and
5. All mechanical equipment shall be located minimum five feet from the side and rear yards, and outside any existing or proposed easements.

8.D. File No.(s): **PLN2015-10893**
Location: 4722 Burke Drive, a 6,000 square foot lot located 120 feet south from the intersection of Hogan Drive and Burke Drive, APN: 097-17-002; property is zoned R1-6L-Single-Family
Applicant/Owner: Behrooz Rezai
Request: **Architectural Review** to allow a 1,774 square foot first and second story addition to an existing 1,453 square foot house resulting into a 3,227 square foot six bedroom residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planner Intern 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 proposal included the owner.

Ms. Bhagat reviewed the proposal and noted that staff had serious concerns regarding the proposal. The concerns included separate entrance into the second story, location of windows, scale and mass, and the location of a wet bar on the second floor. The applicant presented a revised proposal which was not presented to staff previously. The Committee shared staff's concerns.

Motion/Action: The Architectural Committee continued the project to April 15, 2015 Architectural Committee Meeting (3-0-0-0).

8.E. File No.(s): **PLN2015-10943**
Location: 3201 Catalina Avenue, a 6,923 square foot parcel located at the intersection of Catalina Avenue and Live Oak Drive, APN: 290-43-022; property is zoned R1-6L-Single-Family
Applicant: Matt Tollick
Owner: Mohammed Saier
Request: **Architectural Review** to allow a 316 square foot second story addition to an existing 2,282 square foot single story residence resulting into a new 2,598 square foot two story residence with 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 owner.

Ms. Bhagat reviewed the proposal. The Committee reviewed the proposal and did not express any concerns regarding the design.

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

8.F. File No.(s): **PLN2015-10852**
Location: 2529 Hayward Drive, a 5,502 square foot lot located mid-block on Hayward Drive near the intersection of Hayward Drive and White Drive, APN: 290-31-048; property is zoned R1-6L-Single-Family
Applicant: Nick Bui
Owner: Tiffany Chen
Request: **Architectural Review** to allow a one story 464 square foot addition to the existing 1,583 square foot residence resulting into a potential four bedroom 2,047 square foot residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern 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 proposal included the property owner.

Ms. Bhagat reviewed the proposal and noted that the proposed addition was done in a manner such that the house could be subdivided into two separate units. The Committee shared staff's concern.

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

1. The applicant shall revise the plans such that the wall and the door adjacent to the kitchen are removed, and
2. The applicant shall extend the kitchen platform area in a manner that the kitchen platform and the back-splash is not taller than three and a half feet.

8.G. File No.(s): **PLN2015-10969**
Location: 2851 Mark Avenue, a 5,500 square foot parcel mid-block on Mark Avenue near the intersection of Mark Avenue and Francis Avenue, APN: 220-27-021; property is zoned R1-6L-Single-Family
Applicant: Leo Li
Owner: Luisa Chu
Request: **Architectural Review** to allow a 995 square foot first and second story addition to an existing 1,687 square foot resulting into 2,682 square foot two story home with 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. Representation for the proposal included the property owner.

Ms. Bhagat reviewed the proposal and noted that the proposed new bay window on the first floor will need to cantilever from main structure and only encroach into the side yard setback by two feet. The Committee did not express any concerns regarding the proposal.

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

1. The applicant shall revise the first floor plan such that the new proposed bay window in the dining area is cantilevered from the main structure by two feet. The bay window may be used as a seating area, but will not extend to the finished floor level.

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
 - None

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on April 15, 2015, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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