



City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING MINUTES

Wednesday, May 13, 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 7:00 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 Steve Kelly.

Staff present: Debby Fernandez, Associate Planner, Jeff Schwilk, AICP, Associate Planner, and Shaun Lacey, AICP, 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

Council member O'Neill 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.

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): **PLN2014-10765**
Location: 1480 Main Street, a 0.34 acre parcel, located at the southwest corner of Main Street and El Camino Real, APN: 269-05-107; property is zoned PD-Planned Development
Applicant/Owner: Mehdi Shahmirza
Request: **Architectural Review** to allow the construction of a three story mixed use project consisting of 12 residential apartment units and approximately 1,000 square foot of ground floor retail, parking, and other improvements.
CEQA Determination: **Categorically Exemption** per CEQA Section 15332, In-Fill Development Projects.
Project Planner: Jeff Schwilk, AICP, Associate Planner
Recommendation: **Approve, subject to conditions**

Notice: The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 500 feet. Representation for the proposal included Mehdi Shahmirza and the project architect, Cherine Bassal. Neighbor Eric Leonard of 1463 Jackson Street was also present.

Mr. Schwilk presented the project and responded to questions from the Committee. The project architect. discussed the design concept and scope of work to the Committee and responded to questions. Mr. Schwilk clarified for the neighbor, Mr. Leonard, that the project plans have been revised to show a 6-foot masonry wall against the west property line adjoining the rear of his property.

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

1. Work with staff and the City Arborist to obtain final architectural approval for specific site landscape planting and irrigation plans.
2. Work further with staff to obtain final architectural review and approval of exterior lighting within the covered parking area and rear lot. There shall be no bright white lighting in the rear south parking lot. Fixtures shall be vandal-resistant, and designed to reflect away from adjoining residential properties and streets.
3. New specific signs require will require separate architectural review and permits in accordance with the concepts presented and approved as part of the PD rezoning of the site.

8.B. 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, 290-43-022; property is zoned R1-6L-Single Family
Applicant: Matt Tollick
Owner: Mohammed Saier

Request: **Architectural Review** to allow a 426 square foot second story addition to an existing 2,282 square foot single story residence resulting into a new 2,708 square foot two story residence with four bedrooms.

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. Matt Tollick, project applicant was present for the discussion.

Ms. Fernandez presented the plans. The Committee did not express any concerns regarding the proposal.

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

8.C. File No.(s): **PLN2015-11010**

Location: 3074 McKinley Drive, a 5,000 square foot parcel located on the south side of McKinley Drive approximately 70 feet east of Woodhams Drive, APN: 296-37-018; property is zoned R1-6L-Single-Family

Applicant: Mark Neil Bayog, MAK Design Group, LLC

Owner: Ravikiran Thirumalai

Request: **Architectural Review** to allow 537 square foot addition to an existing 1,640 square foot single story home, resulting to a 2,177 square foot four bedroom residence.

CEQA Determination: **Categorically Exemption** 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. Individual present for the discussion included Ravikiran Thirumalai, Mark Neil Bayog, Commissioner Estes of the Historical and Landmarks Commission, and neighboring property owners Kaushal Varshney, Nimit Thaker, and Wenchun Wang.

Ms. Fernandez presented the project plans and provided an overview of the project design and its consistency with the City's Single Family and Duplex Residential Design Guidelines for patio homes and compatibility with existing residences and residential additions in the Maywood Subdivision Tract. Commissioner Estes conveyed the recommendations provided by the Historical and Landmarks Commissioner for redesign of the clearstory addition, roof slope and floor plan and windows. The property owner and applicant spoke to the purpose of the design features integrated into the proposal that included conformance with the City's adopted Design Guidelines, functionality and future maintenance of the home. Neighbors present for the discussion expressed support for the project as designed. The Committee discussed the design and expressed concerns with the height of the clearstory addition.

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

1. The applicant shall reduce the height of the clearstory addition 12 to 8 inches.

8.D. File No.(s): **PLN2015-11038**
Location: 3415 Kenyon Drive, a 6,000 square foot parcel located approximately 113 feet west from the intersection of Cambridge Drive and Kenyon Drive, APN(s): 293-06-050; property is zoned R1-6L-Single-Family
Applicant/Owner: Jeffrey Yee
Request: **Architectural Review** to allow a 1,233 square foot one and two story addition and 67 square foot demolition to an existing 1,631 square foot house resulting into a 2,797 square foot potential five bedroom two-story house.
CEQA Determination: **Categorically Exemption** per CEQA Section 15301, Existing Facilities
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. Representation for the proposal included the project designer and property owner.

Ms. Fernandez presented the project plans and identified design elements inconsistent with the City's Single Family and Duplex Residential Design Guidelines for second story massing and window style and location.

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

1. The applicant shall provide a second floor four foot setback from the first floor front building elevation.
2. The applicant shall incorporate and construct a roof eave overhang between the first and second floors on the east building elevation.
3. The applicant shall construct a privacy screen along the east elevation of the second story balcony.
4. The applicant shall work with staff to simplify and provide symmetry in design of the second floor front and side windows. Windows along the east building elevation shall be installed at five feet above the finished floor.

8.E. File No.(s): **PLN2015-11068**
Location: 2725 El Camino Real, a 1.15 acre parcel located approximately 550 feet east from the intersection of Bowers Avenue and El Camino Real, APN: 216-01-040; property is zoned CT-Thoroughfare Commercial
Applicant: Viet Q. Truong
Owner: University Avenue Partners Camino LLC.
Request: **Architectural Review** to allow façade upgrades, new landscaping, site accessibility, and other improvements at an existing shopping center.
CEQA Determination: **Categorically Exemption** 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 proposal included the project architects and individuals on behalf of the property owner.

Mr. Lacey presented the project and responded to questions from the Committee. The project architects discussed the design concept and scope of work to the Committee and responded to questions. There were no public comments. The Committee expressed support for the design concept and praised the efforts of the applicant.

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

1. Work with staff on color palettes for the exterior of the building.

8.F. File No.(s):	PLN2015-11075
Location:	1705 Lexington Street, a 7.575 square foot lot located at the intersection of Lexington Street and N. Winchester Boulevard, APN: 269-19-042; property is zoned R1-6L-Single-Family
Applicant:	Jose Jimenez
Owner:	Monica Bernardo
Request:	Architectural Review to allow a new 639 square foot accessory dwelling unit attached to the existing garage resulting into a property with three bedrooms. The main house is 1,034 square feet one story residence.
CEQA Determination:	Categorically Exempt per CEQA Section 15303, New Construction or Conversion of Small Structure
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. Representation for the proposal included Monica Bernardo and Jose Jimenez.

Ms. Fernandez presented the plans. The Committee did not express any concerns regarding the proposal.

Motion/Action: The Architectural Committee approved the project as submitted (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 Item
 - None

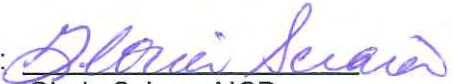
10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on June 3, 2015, at 7:00 p.m.

Prepared by:


Debby Fernandez
Associate Planner

Approved:


Gloria Sciara, AICP
Development Review Officer

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