



City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING MINUTES Wednesday, June 3, 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 Raj Chahal.

Staff present: Payal Bhagat, Assistant Planner II/Architectural Committee Liaison, Steve Le, Planning Intern II, Gregory Qwan, Planning Intern II, 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.

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.

- None

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10384, PLN2014-10385, and CEQ2014-01177**
Location: 990 Wren Avenue, a 0.52 acre parcel located on Lawrence Expressway near Golden State Drive, APN: 313-31-003; property is zoned PD-Planned Development
Applicant/Owner: Ben Engelman
Request: **Architectural Review** to allow the construction of five two-story single family dwelling units with attached two car garages ranging from 2,900 square feet to 3,274 square feet and other improvements.
CEQA Determination: **Mitigated Negative Declaration**
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 applicant, the design team, and neighbors including Mr. Sorthi, Mr. O'Halloran, and Mr. Bhatt.

Mr. Lacey briefly introduced the project. The applicant's design team reviewed the different building types and design. The applicant noted that in response to the neighbor's comments, they have revised the second story windows for Lot 1 to clear story in order to provide privacy. The neighbors did not express any concerns regarding the proposal. The Committee has no concerns regarding the proposed design.

Motion/Action: The Architectural Committee approved the project (2-0-0-1).

8.B. File No.(s): **PLN2015-11073**
Location: 2117 Del Monte Avenue, a 5,714 square foot parcel located approximately 222 feet south from the intersection of Machado Avenue and Del Monte Avenue, APN: 220-12-097; property is zoned R1-6L-Single Family
Applicant: David Tamira
Owner: Keri Smith
Request: **Architectural Review** to allow 804 square foot single story addition to an existing 1,657 square foot single story residence into a new 2,411 square foot single story residence with four bedrooms. The project requests a **Zoning Administrator Modification** to increase the lot coverage to 42.2 percent where 40 percent is allowed.
CEQA Determination: **Categorically Exempt** 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 project included the applicant and their design team.

Mr. Qwan reviewed the project design and noted that staff had concerns about the proposed front elevation design, the height of the proposed new roof, and the window located on top of the rear facing sliding door. The Committee shared staff's concerns regarding the proposal. The applicant noted that the additional height of the gable ended roof was to provide vaulted ceilings inside the house.

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

1. The applicant shall revise the proposal such that the front addition and the garage has hipped roof at a 3 by 12 pitch,
2. The applicant shall redesign the gable ended roof at a 3 and 12 slope so that the overall height of the roof decreases by a few feet,
3. The applicant shall redesign the windows in the front elevation so that they are symmetrically located, and
4. The applicant shall revise the window pane on top of the double door opening into the rear yard to a frosted or etched glass.

8.C. File No.(s):	PLN2015-11080
Location:	746 Malarin Avenue, a 5,500 square foot parcel located mid-block on Malarin Avenue near the intersection of Serra Avenue and Malarin Avenue, APN: 294-17-016; property is zoned R1-6L-Single-Family
Applicant:	Leopold Van Den Eynde
Owner:	Jamal and Kariann Boudi
Request:	Architectural Review to allow 105 square foot one story and 1,832 square foot second story addition to an existing single story 2,049 square foot residence, resulting into 3,986 square foot potentially six bedroom house.
CEQA Determination:	Categorically Exemption per CEQA Section 15301, Existing Facilities
Project Planner:	Steve Le, Planning Intern II
Recommendation:	Continue for a redesign

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 Mr. Trigg, Mr. Bordi, and Ms. Fairbanks.

Mr. Lee reviewed the project proposal. Mr. Lee noted staff concerns regarding the proposal which included incompatible mass and scale of the second story addition, impacts to neighbor privacy, increased height of the first and second floor roof plate, and size of the second floor. Several neighbors spoke in opposition to the project. Their concerns included mass and scale of the proposal, impacts on privacy, and the size of the proposed addition. The Committee concurred with all the concerns raised during project discussion. The Committee recommended that the applicant redesign the project such that it is consistent with the City's Single-Family and Duplex Residential Design Guidelines.

Motion/Action: The Architectural Committee continued the project for a redesign (3-0-0-0).

8.D. File No.(s): **PLN2015-11087**
Location: 374 Dayton Avenue, a 6,100 square foot parcel located on the cul-de-sac on Dayton Avenue, APN(s): 296-03-006; property is zoned R1-6L-Single-Family
Applicant: Tuan Trinh
Owner: Ramamohan Kommineri
Request: **Architectural Review** to allow 711 square foot one story addition to an existing 1,546 square foot single story home, resulting to a 2,257 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. Representation for the proposal included the project designer and property owner and neighbor Mr. Sorthi.

Ms. Bhagat reviewed the proposal and noted that staff has concerns regarding the proposed height of the roof plate at ten feet. The Committee shared staff's concerns. The neighbor did not make any comments regarding the proposal.

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

1. Applicant shall revise the project elevations to change the roof of the addition to a pitched roof at the roof plate height of nine feet.

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 24, 2015, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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