



City of Santa Clara
**ARCHITECTURAL COMMITTEE
MEETING MINUTES**
Wednesday, July 22, 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: Mayor Jamie Matthews, Planning Commissioner Raj Chahal, and Planning Commissioner Steve Kelly. Historical and Landmarks Commissioner Regina “Jeannie” Mahan was present as a repetitive of the Historical and Landmarks Commission.

Staff present: Payal Bhagat, Associate Planner, Architectural Committee Liaison, Debby Fernandez, Associate Planner, and Gregory Qwan, Planning Intern 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

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)

- Upon applicant’s request Items 8.G. 2118 Ventura Place was continued to the meeting on August 19, 2015 and 8.I. 219 Kit Carson Court was continued to an uncertain date.
- Staff also requested that item 8.F. be taken out of order.

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

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

- None

7. CONSENT CALENDAR

- None

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10320 / PLN2014-10543**
Location: 1701 Lawrence Road, a 0.52 acre parcel at the northeast corner of Lawrence Road and Warburton Avenue, APN: 220-04-040; property is zoned PD-Planned Development
Applicant: Antony Joma, Joma Studio Architects
Owner: Ali Mozaffari
Request: **Architectural Review** of a nine-unit attached townhome development with a private street.
CEQA Determination: **Categorical Exemption** per CEQA Section 15332, Infill Development
Project Planner: Debby Fernandez, 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 this project included the architect.

Ms. Fernandez reviewed the proposal. The Committee did not express any concerns regarding the proposed design.

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

8.B. File No.(s): **PLN2015-11080**
Location: 746 Malarin Avenue, a 5,500 square foot parcel located midblock 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 1,327 square foot second story addition to an existing 2,049 single story residence, resulting in a 3,481 square foot six bedroom house. *(Approved at June 3, 2015 Architectural Committee Meeting)*
CEQA Determination: **Categorical Exemption** 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 this item included the property owner, designer, and neighbors including Mr. Trigg, Mr. Fairbanks, Mr. Oitailovan, and Mr. Mayer.

Ms. Bhagat reviewed the changes to the project design based on the Architectural Committee's recommendations. Staff noted concerns regarding the proposed nine foot high roof plate height

proposed for the new second floor. The community expressed concerns regarding proposed size of the addition, the number of bedrooms proposed, and the impacts of the proposal on neighbor privacy and light planes. The Committee agreed with staff and the neighbors' concerns regarding the proposed height of the second story, location of windows, and impacts on neighbor privacy. The Committee also expressed concerns regarding the total number of bedrooms proposed as part of the project.

Motion/Action: The Architectural Committee continued the project for a redesign subject to the following recommendations (3-0-0-0):

1. The applicant shall reduce the second story floor roof plate height to decrease the appearance and scale of the second story addition,
2. The applicant shall revise the second floor plan and corresponding elevations to show clear story windows on the second floor bedroom facing the backyard and locating the egress windows facing the side-yards. The Committee also recommended that the egress windows do the minimum size and not larger than what is required, and,
3. The Committee recommended that a landscape plan shall be included as part of the proposal. They recommended tall screening trees be part of the landscape plan to help screen the addition from the adjacent neighbors.

8.C. File No.(s):	PLN2015-10972
Location:	1597 Main Street, a 5,662 square foot parcel located at the intersection of Main Street and Civic Center Drive, APN: 224-28-056; property is zoned R1-6L-Single-Family
Applicant:	Rick & Holly Hartman
Owner:	Brando & Jennifer Nguyen
Request:	Architectural Review to allow a two story addition onto a historically eligible structure.
CEQA Determination:	Categorical Exemption per CEQA Section 15331, Historical Resource Rehabilitation
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 and building designer.

Ms. Bhagat reviewed the project and noted that staff has worked extensively with the applicant to arrive at a design that would respect the existing historical structure on site. Historical and Landmarks Commissioner Ms. Mahan noted that the Landmarks Commission did not have any concerns regarding the proposal. Staff noted that they would like to see the new garage door simplified in design such that it does not draw attention from the historical portion of the home. The Committee did not express any additional concerns.

Motion/Action: The Architectural Committee approved the project subject to the following condition and recommended that the Zoning Administrator approved the proposed modification of the rear yard setback (3-0-0-0):

1. The applicant shall work with staff to arrive at a simplified carriage style garage door design.

8.D. File No.(s):	PLN2015-11163
Location:	3020 Pruneridge Avenue, an 8,761 square foot parcel located approximately 90 feet east of Woodhams Road, APN: 296-29-002; property is zoned R1-6L-Single-Family

Applicant: A.R.E. Design Group
Owner: Laksminalayana Mandaleeka
Request: **Architectural Review** to allow a 612 square foot addition to an existing 2,473 square foot home resulting in a 3,085 square foot residence with four bedrooms.
CEQA Determination: **Categorical 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 owner.

Mr. Qwan reviewed the proposal. The Committee did not express any concerns regarding the proposed design.

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

8.E. File No.(s): **PLN2015-11169**
Location: 3096 San Juan Avenue, a 5,990 square foot parcel located approximately 475 feet west of Monroe Street, APN: 220-22-047; property is zoned R1-6L-Single-Family
Applicant/Owner: Mei Nuan Lin
Request: **Architectural Review** to allow a 594 square foot addition to an existing 1,460 square foot home, resulting in a 2,054 square foot residence with four bedrooms.
CEQA Determination: **Categorical Exemption** 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 owner. Representation for the proposal included the applicant.

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

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

8.F. File No.(s): **PLN2015-11170**
Location: 410 Lafayette Way, a 10,268 square foot parcel located on the west side of Lafayette Way approximately 60 feet north of Poplar Street, APN: 269-43-045; property is zoned R1-6L-Single-Family
Applicant: Salvatore Caruso
Owner: Autumn, LLC
Request: **Architectural Review** to allow a 551 square foot basement addition and 243 square foot first floor expansion to an existing 3,332 square foot home, resulting in a 4,126 square foot residence new with five potential

bedrooms and new construction of a 480 square foot replacement detached garage.
CEQA Determination: **Categorical Exemption** per CEQA Section 15331, Historical Resource Rehabilitation
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 applicant and neighbors Mr. and Mrs. Corbus.

Ms. Fernandez provided an overview of the proposed project and summary of the Historical and Landmarks Commission recommendations. A discussion followed regarding the proposed location of the new garage and expanse of concrete in the rear yard. The neighboring residents, expressed concern for the use of the residence as a boarding house for student housing.

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

1. Construct the new detached garage at a five-foot rear yard setback and three-foot sideyard setback at the southwest corner of the property. The driveway shall extend to the garage and the remaining rear yard shall be permeable landscaped area.

8.H. File No.(s): **PLN2015-11202**
Location: 637 Bancroft Street, a 6,885 square foot parcel located on the east side of Bancroft Street, approximately 240 feet north of Forbes Avenue, APN: 293-23-038; property is zoned R1-6L-Single-Family
Applicant/Owner: Jocelyn Reynoso
Request: **Architectural Review** to allow 417 square feet of ground floor front and rear additions to an existing two-story 2,106 square foot home, resulting in a 2,523 square foot five-bedroom residence.
CEQA Determination: **Categorical Exemption** 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. Representation for the proposal included the applicant.

Ms. Bhagat reviewed the proposal and noted that the applicant does not include modifications to the existing second story. The Committee did not express any concerns regarding the proposal.

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

8.J. File No.(s): **PLN2015-11222**
Location: 4155 Stevens Creek Boulevard, a 2.49 acre parcel located on the north side of Stevens Creek Boulevard, at the intersection of Stevens Creek Boulevard and Kiely Boulevard, APN: 294-35-023; property is zoned CT-Thoroughfare Commercial

Applicant: Penske Automotive Group
Owner: Wesley E. Behel, Jr. 2012 Trust
Request: **Architectural Review** to allow replacement of two existing ground signs along Stevens Creek Boulevard with a new 30-foot tall twin pole pylon sign
CEQA Determination: **Categorical Exemption** per CEQA Section 15311, Accessory Structure
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. Representation for the proposal included the applicant.

Ms. Bhagat reviewed the proposal and showed the Committee the two signs proposed to be removed in photographs. The Committee did not have any concerns regarding the proposed free-standing pole sign.

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

8.K. File No.(s): **PLN2015-11244**
Location: 1648 Los Padres Boulevard, a 5,943 square foot parcel located on the northwest corner of Los Padres and Bray Avenue, APN: 224-14-025; property is zoned R1-6L-Single-Family
Applicant: Hau-Ching Liao, LHC Design Inc.
Owner: Frank Hsiao
Request: **Architectural Review** to allow a 476 square foot addition to an existing 1,049 square foot home, resulting in a 1,525 square foot four bedroom residence.
CEQA Determination: **Categorical Exemption** 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. Representation for the proposal included the applicant.

Ms. Bhagat reviewed the proposal and noted that the project site has an approved variance allowing a six foot high fence to encroach into the front yard and legal non-confirming rear yard. She reviewed the proposed addition to the house. The Committee did not express any concerns regarding the addition.

Motion/Action: The Architectural Committee approved the project as presented (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 August 19, 2015, at 7:00 p.m.

Prepared by: Payal Bhagat
Payal Bhagat
Associate Planner/AC Liaison

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer

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