



City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING MINUTES

Wednesday, June 24, 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 7:10 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 Deborah Costa.

Staff present: Gloria Sciara, AICP, Development Review Officer

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 Teresa 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.

- None.

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): **PLN2015-11077**
Location: 427 Jefferson Street, a 7,650 square foot parcel located on the east side of Jefferson Street approximately 200 feet south of Bellomy Street, APN: 269-41-012; property is zoned R1-6L-Single-Family
Applicant: Richard Haro
Owner: Susan Lacy
Request: **Architectural Review** to allow a new 640 square foot accessory dwelling unit attached to an existing detached garage resulting in a property with four bedrooms.
CEQA Determination: **Categorical Exemption** 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. Project representation included the applicant and their designer.

Ms. Sciara reviewed the project and noted that the Historical and Landmarks Commission supported the proposal. The Committee did not express any concerns regarding the proposal.

Motion/Action: The Architectural Committee approved the project (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.

7.B. File No.(s): **PLN2015-11092**
Location: 393 Jefferson Street, a 7,369 square foot parcel located east side of Jefferson Street approximately 300 feet south of Bellomy Street, APN: 269-41-010; property is zoned R1-6L-Single-Family
Applicant: Eric Beckstrom, Beckstrom Architecture
Owner: Daniel Miller
Request: **Architectural Review** to allow a 746 square foot single story addition to an existing 1,532 square foot home, resulting into a 2,278 square foot four bedroom residence.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities and Section 15331, Historic Resource Rehabilitation
Project Planner: Payal Bhagat, 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 owner and his architect.

Ms. Sciara reviewed the project as it was originally presented to the Historical and Landmarks Commission (HLC) which included rehabilitation of an historical structure that is adjacent to the Berryessa Adobe.

Ms. Sciara noted that at the June 4th HLC meeting, the Commission recommended approval of the plans for removing an addition and reconstructing an addition on the back of the house, building a new garage, patching and repairing the existing siding as noted on the plans, placing wood clad windows on the front elevation and relocating a stained glass window from the side to the front elevation and construction of a new pillared porch entry. Brian Jones, HLC representative, noted that the HLC recommended any siding needed as part of the project was to be replaced with like material and design.

Ms. Sciara noted that the property owner demolished the entire interior and most of the exterior without any permits from the Building Department. Ms. Sciara provided a series of photographic images taken by Code Enforcement staff documenting the unpermitted work. The applicant and his architect stated that owner thought he had a green light to proceed with work after attending the HLC meeting. It was noted that the only things remaining are a small bit of siding on the front, an original wood window and the stained glass window pane which the owner planned to the dormer on the front elevation.

Ms. Sciara noted that the City issued a Stop Work Order at the jobsite because the work was being done without permits or Architectural Committee approval. She then discussed that the project may no longer be eligible for the CEQA exemption that had been used for environmental clearance for this project since the substantial demolition of the original building materials is not consistent with the Secretary of the Interior Standards for Rehabilitation. She noted that compliance with the Secretary of the Interior Standards for Rehabilitation is the requirement to use the exemption statute for projects related to historic buildings. She also noted that unless the ARC can find that the project complies with CEQA exemption, the project should be referred back to the HLC as a new project and be evaluated as new construction.

The owner requested to proceed with the project and noted that the existing siding was not salvageable, and they would replace it with a compatible siding seen on nearby homes. The ARC found that the current CEQA exemption could be maintained, and that the recommendations moving forward to maintain the appearance of an older home, with the exception of that the smaller drop lap redwood siding would only be required on the front elevation.

The owner proposed that the new siding on the other three sides of the house be a wider wood plank siding, matching the two houses to the left of the house since this was more cost effective. The Committee agreed with the request.

Commissioner Stattenfield noted to the applicant that due to the changes made to the property, it would no longer be eligible for a Mills Act property tax reduction contract. The owner noted he was not interested in a Mills Act contract.

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

1. The applicant shall replace the original three drop lap siding in kind on all portions of the front elevation visible from the street. The remaining exterior walls on the home can utilize a standard size siding.

2. The stained glass window may be used in the front dormer.
3. Use wood double hung windows along the front elevation.
4. All remaining windows and doors shall be appropriate style and size and wood trim added to reflect the period and style of the home.

7.C. File No.(s): **PLN2015-11147**
Location: 2831 Humbolt Avenue, a 9,314 square foot parcel located approximately 79 feet west from the intersection of Kiely Boulevard and Humbolt Avenue, APN: 290-18-018; property is zoned R1-6L-Single-Family
Applicant: JF Consulting
Owner: Deena Kondubhatla
Request: **Architectural Review** to allow a new detached 462 square foot two car garage and 640 square foot accessory dwelling unit. The main house is 1,862 square feet, and the property would have four total bedrooms.
CEQA Determination: **Categorical Exemption** per CEQA Section 15303, New Construction
Project Planner: Steve Le, Planning Intern 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 owner, applicant, and their design team, as well as Mr. Paul B. Maestre, a neighbor.

Ms. Sciara reviewed the project and noted the staff recommendation to continue the paving up to the new garage entrance, and changing the two separate garage doors to one large single door to facilitate access to the garage. The Committee expressed support for the project, subject to staff recommendation.

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

1. Install paving from the existing driveway apron to the front of the new garage entrance.
2. Use a single two car wide garage door at the garage opening.
3. Amend plans to reflect the changes to the new garage.

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10413**
Location: 49 Linden Drive, a 6,464 square foot parcel located on the east side of Linden Drive, approximately 140 feet south of Park Court, APN: 269-51-054; property is zoned R1-6L-Single Family
Applicant: SC Design Group
Owner: Fengcai Li
Request: **Architectural Review** to allow a 1,053 square foot one story addition to an existing 1,425 square foot home

resulting in a 2,478 square foot residence with four bedrooms.
CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, 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 property owner, applicant, designer, Gina Saporho, Robert Fitch, and Kevin Moore.

Ms. Sciara noted the following: On August 7, 2014, the Historical and Landmarks Commission continued the project with a recommendation for redesign and the preparation of a historic property evaluation; and on June 4, 2015, the Historical and Landmarks Commission reviewed the redesigned version of the project and recommended approval, subject to the staff recommendation that new drought tolerant landscaping and irrigation be installed in both the front yard, and in the Alviso Street park strip planting area along the rear property frontage, prior to scheduling the final building permit inspection.

The committee noted the size of the home and number of bedrooms was supported in-lieu of a two story home.

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

1. Submit a landscape plan for the front yard utilizing drip irrigation and drought tolerant planting as part of the building permit plan set.
2. Planning staff to field verify that new drought tolerant landscaping and irrigation has been installed in both the front yard, and in the Alviso Street park strip planting area along the rear property frontage, prior to the final building permit inspection.
3. That horizontal siding be applied under the gables of the house to improve wall massing visible from Alviso Street.

8.B. File No.(s): **PLN2014-10456 and PLN2015-11166**
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: Michelle Miner
Owner: John Faylor
Request: **Architectural Review** for a modification to a previously approved project allowing removal of three trees and amendment to the site plan to shift the 640 square foot guest house to a new location. *(Approved at March 18, 2015 Architectural Committee Meeting)*
CEQA Determination: **Categorical Exemption** per CEQA Section 15303, New Construction
Project Planner: Jeff Schwilk, 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 this item included the property owners, their design team and arborist, Michael O'Halloran, Kevin Moore, and neighbors including Tracie Johnson

Ms. Sciara reviewed the proposal and noted that the project was approved by the City Council and the request was for a minor change to the setback of the accessory dwelling unit and removal of a double trunk redwood that is too close to the new construction. 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 retain the large oak tree in front of the property, and
2. The applicant shall install screening landscaping (podocarpus) along the rear perimeter of the property prior to the issuance of final building occupancy.
3. Obtain building permits for the 7.5 foot tall fence.

8.C. File No.(s): **PLN2015-10929**
Location: 1240 Lewis Street, a 4,021 square foot parcel located on the south side of Lewis Street, approximately 115 feet west of Jackson Street, APN: 269-03-090; property is zoned R1-6L-Single-Family
Applicant/Owner: Silvio Canudo
Request: **Architectural Review** to allow a 704 square foot new second story to an existing 784 square foot single story home with a basement resulting into a 1,488 square foot two story house with three 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. Project representation included the applicant and building designer.

Ms. Sciara reviewed the proposal. The applicant noted that a new foundation might be needed and only a partial basement to contain mechanical equipment was proposed. Staff noted that the overall house size was under 1500 square feet. The Committee members reviewed the windows on the second floor facing the adjacent neighbors.

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

1. The applicant shall revise the side elevation to include clear story windows facing any adjacent neighbors in lieu of the larger windows shown.

8.D. File No.(s): **PLN2015-10979**
Location: 754 Jill Avenue, a 8,856 square foot parcel located mid-block between Pruneridge Avenue and Fernwood Avenue, APN: 303-16-038; property is zoned R1-6L-Single-Family
Applicant: Evelyn Nguyen
Owner: Daniel Ni
Request: **Architectural Review** to allow a 200 square foot addition to an existing detached garage and converting it into a 640 square foot accessory dwelling unit and a 400 square foot

carport addition in front of the new accessory dwelling unit. The main house is 1,685 square feet with three bedrooms. The proposal will result a total of four bedrooms on the property.

CEQA Determination: **Categorical Exemption** per CEQA Section 15301, Historical Resource Rehabilitation

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 and Michael O'Halloran.

Ms. Sciara reviewed the proposal and noted that the Planning Commission approved a variance allowing a substandard setback due to the location of the existing garage. Staff noted that the garage doors should be removed for the living unit. The applicant was in favor of this change. The Committee asked the applicant to work with staff on the door selection to retrofit the garage door opening to possibly a French door opening to the new living unit.

Motion/Action: The Architectural Committee approved the project subject to the applicant working with staff on the possible use of an entry door in lieu of the garage doors (3-0-0-0):

8.E. File No.(s): **PLN2015-11101**
Location: 1732 Los Padres Boulevard, a 5,919 square foot parcel located at the intersection of Los Padres Boulevard and Thompson Place, APN: 224-13-049; property is zoned R1-6L-Single-Family

Applicant: Linda Hinkle
Owner: Kingsley Chen
Request: **Architectural Review** to allow a 464 square foot one story and 1,257 square foot new second story addition to an existing 1,523 square foot single story single family residence resulting into a 3,244 square foot two story home with five 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 owner. Representation for the proposal included the property owner, applicant, the architect, and the adjacent neighbor Hansu Shemar.

Ms. Sciara reviewed the proposal. The Committee and the neighbor Hansu Shemar had concerns about the balcony which faced Mr. Shemar's home and was less than 8 feet away from the property line. The applicant agreed to remove the balcony and add trim to the second story elevation facing the neighbor to address the massing of the second story.

Motion/Action: The Architectural Committee approved the project subject to the changes listed below (3-0-0-0):

1. Remove the balcony from the plans.
2. Add trim to the second story elevation where the balcony is removed to improve the massing of the second story.

8.F. File No.(s): **PLN2015-11136**
Location: 2582 Elliot Court, a 6,970 square foot parcel located at the intersection of Elliot Street and Elliot Court, APN: 216-11-025; property is zoned R1-6L-Single-Family
Applicant/Owner: Dinesh Solanki
Request: **Architectural Review** and **Zoning Administrator Modification** for a reduced rear yard setback to allow a 793 square foot rear yard addition and 75 square foot new porch addition to an existing 1,714 square foot single story residence, resulting into a one story 2,582 square foot potentially six bedroom home.
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 the proposal included the property owner, and Mr. Adolfo Martinez, the project designer.

Ms. Sciara reviewed the proposal and noted that some changes were recommended such as the removal of a wet bar and reducing the number of doorways to the exterior. The owner explained that his elderly parents will be housed in the new bedroom space and the retreat was a prayer room. The Committee discussed additional parking. Staff and Councilmember O'Neill reiterated that the project meets the two covered parking space requirements for single family homes.

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

1. Reduce the number of doorways that access the exterior
2. Work with staff on the final design of the interior space and openings.

8.G. File No.(s): **PLN2015-11187**
Location: 2855 Stevens Creek Boulevard, a 7.5 acre parcel located at north-east corner of the intersection of North Winchester Boulevard and Stevens Creek Boulevard, APN: 274-43-080; property is zoned CC-Community Commercial Scot Vallee, Westfield LLC
Applicant/Owner:
Request: **Architectural Review** and **Zoning Administrator Modification** to reduce the front yard setback and allow the construction of a 15,500 square foot two story bank along Stevens Creek Boulevard in conjunction with site improvements such as parking and landscaping.
CEQA Determination: **Valley Fair Master Plan EIR**
Project Planner: John Davidson, Principal 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 property manager, HMH project manager, Melissa Landers, and the company architect, as well as Mr. Michael O'Halloran.

Ms. Sciara reviewed the proposal and noted the request for a reduced setback, from the front property line. The project team explained their rationale and said site design was still greater than buildings along the Santana Row property frontage. The Committee was supportive of the design details and the architecture and inquired about other future improvements.

Motion/Action: The Architectural Committee approved the project as presented and recommended approval of the Zoning Administrator modification to the reduced front setback request (3-0-0-0)

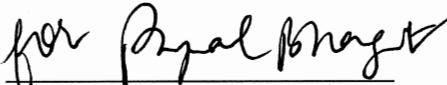
9. OTHER BUSINESS

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 July 22, 2015, at 7:00 p.m.

Prepared and Approved by: 
Gloria Sciara, AICP
Development Review Officer

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