City of Santa Clara

ARCHITECTURAL COMMITTEE
MEETING MINUTES
Wednesday, August 8, 2012 – 6:00 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 hearings 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

2. ROLL CALL
The following Committee Members responded to roll call: Councilmember Pat Kolstad, Planning Commissioner Keith Stattenfield and Planning Commissioner Debra Costa

Staff present: Associate Planner Debby Fernandez

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

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES
    A. Withdrawals - None
    B. Continuances without a hearing – None
    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

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review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- None

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

8. PUBLIC MEETING ITEMS

8.A. File No.(s): PLN2011-08990

Location: 2000-2118 El Camino Real, four parcels totaling 20.9 acres at the southwest corner of El Camino Real and Scott Boulevard. (APNs: 290-10-066, 073, 075 & 076). Properties zoned Community Commercial (CC).

Applicant: Kim Fisher, Kahn Design Assoc.

Owner: Alex Byer, Byer Properties

Request: **Architectural Review** of renovations and roof repairs to a portion (86,700 square feet) of an existing 270,000 square foot shopping center involving exterior façade renovations and roof membrane replacement to the south and west buildings, including replacement of the loading dock enclosure behind the south building on the project site.

CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities

Project Planner: Debby Fernandez, Associate Planner

Staff 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 of the project site.

Discussion: Ms. Fernandez provided a brief project overview and introduced the project team: Charles Kahn, Kim Fisher and Bob Olson. Mr. Kahn outlined the scope of the project and presented color boards illustrating the proposed changes, colors and materials to the existing building facades and loading dock at the rear of the south building.

The public hearing was opened and a discussion followed regarding timing and length of construction, treatment of the rear area (alley and wall) behind the existing building along the west property line, replacement installation of roof-mounted mechanical equipment, roof repairs, and potential for interior tenant improvements. The Committee expressed their approval of the project architecture, color palette and materials board.

The public hearing was closed.

Motion/Action: The Architectural Committee approved the project design (3-0-0-0), subject to the following conditions:
1) Provide color paint transitions where building change elevation/jog along the front facades.
2) Provide a minor treatment and/or accent color to the rear of the west building to add interest and break up existing visual massing.
3) Coordinate tile colors to compliment tile accents of approved new Walgreen's building.
4) Roof mounted mechanical equipment shall be screened from view along the public right-of-way and parking areas on the project site.
5) Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays for projects within 500 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 500 feet of a residential use. Construction activity shall not be allowed on recognized State

and Federal holidays. Implement pest control measures prior to the demolition of the structure.

6) The applicant shall designate a disturbance coordinator and post the name and phone number of this person at easy reference points for the surrounding land uses. The disturbance coordinator shall respond and address all noise complaints.

9. OTHER BUSINESS
9.A. Committee Procedures and Staff Communications
   i. Announcements/Other Items
   - Single Family and Duplex Design Guidelines Update
   ii. Report of the Liaison from the Planning and Inspection Department
   - City Council Actions
   iii. Committee/Board Liaison and Committee Reports
   iv. Committee Activities
   v. Upcoming Agenda Items

10. ADJOURNMENT
Adjourn. The next regular Architectural Committee meeting will be held on August 22, 2012, at 6:00 p.m.

Prepared by _____   Approved: _____
   Debby Fernández   Gloria Sciara, AICP
   Associate Planner   Development Review Officer

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