



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**

Wednesday, October 10, 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 and Planning Commissioner Keith Stattenfield and Planning Commissioner Debra Costa

Volunteer Architectural Advisor: Sam Maliniak, AIA

Staff present: Associate Planner Yen Han Chen and 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)
 - Public Meeting Item 8.C. was taken out of order by the Architectural Committee.

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 MEETING ITEMS

8.C. File No.(s): **PLN2011-08955 / CEQ2011-01129 (Santa Clara University Art / Art History Building Project)**
Location: 1043 Alviso Street, APN: 269-23-046 and 083, a 2.21 acre project site comprised of two parcels that make up the majority of the city block defined by Benton Street to the north, The Alameda to the east, Franklin Street to the south, and Alviso Street to the west and that include building site addresses: 1043, 1045, 1065, 1071 and 1073 Alviso Street; 724, 734 and 770 Benton Street; and 735, 741, 743, 755 and 773 Franklin Street; Properties zoned Downtown Commercial (CD) and Public (B)
Applicant: Steve Brodie, Master Program Management
Owner: Santa Clara University
Request: Architectural Review of a three-story, 44,111 square foot Art and Art History Building and four level parking garage containing 383 parking spaces as part of the expansion of the Santa Clara University campus.
CEQA Determination: Environmental Impact Report (EIR)
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: Brian Johns, representative from the Historical and Landmarks Commission, was present for the discussion. Ms. Fernandez gave a brief description of the project and summarized the City Council approval. She reviewed the Planning Commission and Historical & Landmarks Commission recommendations and noted the changes in the project. Mr. Joe Sugg, Assistant Vice President, gave an overview of key architectural elements. Ms. Fernandez noted that final architectural review of the landscaping will be reviewed by the Planning staff.

The public comment period was opened and closed with no public comments received.

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

8.A. File No.(s): **PLN2012-09277**
Location: 1153 Crowley Avenue, 5,500 square foot parcel located east side of Crowley Avenue approximately 75 feet north of Wallace Street (APN 290-15-142). Property zoned Single Family (R1-6L).
Applicant: Tim Blackwell
Owner: Jason Townsend
Request: Demolish existing one-story single family dwelling and construct a new two-story home. (Previously reviewed by the Architectural Committee on July 18, 2012)

CEQA Determination: Categorically Exempt per CEQA Sections 15301 & 15303
Project Planner: Payal Bhagat, Assistant Planner II
Staff 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 of the project site.

Discussion: Mr. Chen gave a brief description of the project and presented revised project plans. Mr. Chen reviewed the prior approval along with the conditions of approval. Mr. Townsend noted that his mother and wife were not in attendance at the prior Architectural Committee meeting. He submitted examples of nearby properties with peak roofs over the front door. Mr. Townsend also requested reconsideration to have full length windows on the second story side yards. Mr. Chen noted changes to the master bedroom bay window. He also noted windows in the hallway were reintroduced. Mr. Chen commented that a modification request to reduce the front yard setback was no longer required.

The public comment period was opened. Mr. Dale Spengler, adjacent neighbor to the south, noted concerns over the noticing of the meeting and expressed concerns over the request to reconsider windows that oriented toward his property. Mr. Spengler noted privacy concerns from the second story into his yard and patio area. He noted that the project was conditioned and agreed upon by the owner to change to skylights. The public comment was then closed.

The Committee reviewed aerial photographs and discussed possible privacy impacts of second story windows.

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

- 1) Obscure the non-operable (fixed) second story bathroom window on the south side.
- 2) Allow an operable window to be added to the master bathroom that faced toward the rear of the property.
- 3) Obscure and install fixed windows in the lower half of the stair hall windows.
- 4) Obscure and install fixed windows in the lower half of the second story bathroom # 2.
- 5) Implement pest control measures prior to the demolition of the structure.

8.B. File No.(s): **PLN2012-09359**
Location: 2984 Fresno Street, 7,500 square foot parcel located south side of Fresno Street approximately 90 feet east of Alpine Avenue (APN 290-17-015). Property zoned Single Family (R1-6L).
Applicant: Bay Area Sunrooms, Inc.
Owner: Xiaoyun Chen
Request: Install new patio enclosure on the existing 2nd story deck.
CEQA Determination: Categorically Exempt per CEQA Section 15301
Project Planner: Kelly Mumper, Planning Intern
Staff 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 of the project site.

Discussion: Mr. Chen gave a brief description of the project and presented photographs of adjacent properties. Mr. Joe Gottula from Bay Area Sunrooms, Inc. noted that the owner had contact and discussed the project with surrounding property owners. The Committee reviewed the request to use track lighting for the enclosure and noted concerns over light intrusion.

The public comment period was opened and closed with no public comments received.

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

- 1) Light fixtures shall be shielded or down lit.

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

- Review Architectural Committee 2013 Meeting Schedule
 - The Committee approved the 2013 Meeting Schedule
- Single Family and Duplex Design Guidelines Update
 - No Discussion.

ii. Report of the Liaison from the Planning and Inspection Department

- City Council Actions
 - No Discussion.

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 October 24, 2012, at 6:00 p.m.

Prepared by:



Yen Chen
Associate Planner

Approved:



Gloria Sciara, AICP
Development Review Officer

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