



City of Santa Clara
ARCHITECTURAL COMMITTEE
MEETING MINUTES
Wednesday, August 22, 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 Patricia Mahan and Planning Commissioner Keith Stattenfield

Absent: Planning Commissioner Debra Costa

Staff present: Associate Planner Yen Han Chen

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 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): **PLN2012-09292**
Location: 1765 Clay Street, a 7,500 square foot lot, located on the north side of Clay Street approximately 100 feet east of Pierce Street (APN: 269-02-005). Property is zoned Single Family Residential (R1-6L).
Applicant/ Owner: Marsi Mostafa
Request: First floor and second story addition to an existing single family residence. The proposal includes a request for Zoning Administrator Modification to reduce the required inside garage dimensions.
CEQA Determination: Categorically Exempt per Section 15303
Project Planner: Marge Sung, Associate Planner
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 pictures of the nearby properties. The Committee reviewed aerial photographs and discussed possible privacy impacts of second story windows.

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

Motion/Action: The Architectural Committee approved the project design and recommended that the Zoning Administrator approve a Modification to reduce the required inside garage dimensions (2-0-1-0), subject to the following condition:

- 1) Provide a minimum sill height of 5 feet for the second story side yard windows.
- 2) Permit wider second story side yard windows to bring in additional light to the living space.
- 3) Allow an additional second story side yard window on the west elevation.
- 4) Obscure the second story bathroom window.

8.B. File No.(s): **PLN2012-09310**
Location: 793 Fallon Avenue, a 8,130 square foot lot, located at the southeast corner of Fallon Avenue and Lexington Street (APN: 269-25-067). Property is zoned Single Family Residential (R1-6L).
Applicant/ Owner: Alex Velasco
Request: Second story addition to an existing single family residence. The proposal includes a request for Zoning Administrator Modification to reduce the depth of the required rear yard.
CEQA Determination: Categorically Exempt per Section 15303
Project Planner: Marge Sung, Associate Planner
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. The Committee reviewed the request to use barrow red tiles on the second story addition

The public hearing was opened. Adjacent property owners to the south noted that they had no objections to the proposal. The public hearing was closed.

Motion/Action: The Architectural Committee approved the project and recommended that the Zoning Administrator approve a Modification to reduce the depth of the required rear yard (2-0-1-0).

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

- Appointment Sam Maliniak, AIA as Volunteer Architectural Advisor
The Committee approved the appointment of Sam Maliniak, AIA as Volunteer Architectural Advisor (2-0-1-0).
- Single Family and Duplex Design Guidelines Update
No Discussion.

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

- City Council Actions
None

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 September 19, 2012, at 6:00 p.m.

Prepared by:



Yen Chen
Associate Planner

Approved:



Gloria Sciara, AICP
Development Review Officer

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