



City of Santa Clara
ARCHITECTURAL COMMITTEE
MEETING AGENDA
Wednesday, June 12, 2013 – 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 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

2. ROLL CALL

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
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to 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.

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 HEARING ITEMS

- 8.A. File No.(s):** **PLN2010-08087/CEQ2010-01109**
Address/APN: 3137 Forbes Avenue, a 2.23 acre parcel located 775 feet southeast of the intersection of Pomeroy Avenue and Forbes Avenue, (APN: 293-13-002); property is zoned B Public, Quasi Public, and Public Park or Recreation
Applicant/Owner: **Glenn Morley/CCS Calvary Southern Baptist Church**
Request: **Architectural Review** for reconstruction and expansion of an existing church including multi-purpose building, sanctuary building, utility and restroom structure, and related site and landscaping improvements
CEQA Determination: Mitigated Negative Declaration
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File No.(s)** **PLN2013-09824**
Location: 297 Bel Ayre Drive, a 23,588 square foot lot, located on the southwest side of Bel Ayre Drive and Cecil Avenue, approximately 325 feet west of Cypress Avenue, (APN: 303-21-040); property is zoned Single Family Residential (R1-6L)
Applicant: James Reed Strobe, Architect
Owner: Greg Paulson
Request: **Architectural Review** of a new single story 2,432 square foot residence, detached 640 square foot accessory unit with garage, and a 600 square foot detached combination garage and workshop building. The proposal includes a request for Zoning Administrator Modification to increase the height of the accessory unit to 17'6", garage and workshop buildings to 15'; and to increase size of the residential accessory buildings.
CEQA Determination: Categorical Exemption per CEQA Section 15303
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2013-09733**
Location: 3590 Homestead Road, a 5,375 square foot lease parcel on a 6.802 acre shopping center at the southeast corner of Homestead Road and Lawrence Expressway and El Camino Real, (APN: 293-02-029, 293-02-028); property is zoned Community Commercial (CC)
Applicant: Chase Bank, NA
Owner: Marchese Properties
Request: **Architectural Review** to remove existing restaurant and construct a new retail bank building, and to relocate the existing pylon sign. The proposal includes a request for Zoning Administrator Modifications to reduce front and street side yard setbacks for the building and sign.
CEQA Determination: Categorically Exempt per CEQA Section 15302
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

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 Items

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on July 10, 2013, at 6:00 p.m.

Prepared by: 
Yen Chen
Associate Planner

Approved: 
Gloria Sciara, AICP
Development Review Officer

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