



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**

Wednesday, March 19, 2014 – 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

The meeting was called to order at 6:00 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Councilmember Patricia Mahan, Planning Commissioner Keith Stattenfield, and Planning Commissioner Steve Kelly.

From the Historical and Landmarks Commission, Commissioner Jeannie Mahan was present for the discussion.

Staff present: Jeff Schwilk, AICP, Associate Planner

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

Councilmember Patricia Mahan reviewed the Committee procedures for those present.

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.

- None

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): **PLN2014-10208**
Location: 3020 Mauricia Avenue, a 7,739 square foot lot, located on the southwest corner of Mauricia Avenue and Blake Avenue, APN: 296-36-017; property is zoned R1-6L (Single-Family Residential)
Applicant/Owner: Clarence Dailey / Sagar Reddy
Request: **Architectural review** of a proposed second-story addition to an existing single story residence. The proposal includes a second-story deck
CEQA Determination: Categorical Exemption per Section 15303, New Construction or conversion of Small Structures
Project Planner: Gregory Qwan, Planning Intern
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 project included the applicant, Clarence Dailey, and the property owners' Nipa Kumar and Sagar Reddy. No other members of the public were present for the review of this project.

Discussion: Mr. Schwilk presented photos of the site, a letter of concern received from Mary Jane Karas of 183 Blake Avenue, and reviewed the project plans. It was determined that the project site is across the street to the northwest from 183 Blake Avenue, and does not share a common property line. The property owners stated that they had not begun any construction prior to the meeting.

The Committee reviewed and discussed the proposal, including options to further-address the proposed bulk and massing of the two-story wall on Blake Avenue, as well as potential privacy impacts of the proposed rear deck.

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

- 1) Continue the proposed roof eave eyebrow along the entire east Blake Avenue elevation, wrapping around the south side elevation to cover the proposed sliding glass patio door.
- 2) Add heavy wood or foam window trim around the window on the Blake Avenue building elevation.
- 3) The proposed second-floor deck shall be stepped back from the south side property line by an additional two feet beyond the side building wall, and the proposed French doors to the deck shall also be moved in further to the north.

- 4) The handrail for the deck shall have alternating, vertical boards applied to both sides of the rail in an overlapping manner, intended to create the appearance of a solid balustrade on all sides.

8.B. File No.(s): **PLN2014-10221**
Location: 1912 Bowers Avenue, a 38,768 square foot lot, located on the west side of Bowers Avenue, approximately 200 feet north of Barkley Avenue, APN: 220-30-012; property is zoned B (Public, Quasi Public, and Public Park or Recreation)
Applicant/Owner: Sean Snyder for AT&T / City of Santa Clara
Request: **Architectural Review** to demolish an existing lattice tower to install a new 90 foot monopole for multi-carrier wireless service at Fire Station #5
CEQA Determination: Categorical Exemption per Section 15311, Accessory Structures
Project Planner: Steve Le, 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. Representation for the proposal included the Applicant, Sean Snyder and Chris Coones for AT&T. Several members of the public were also present for the project review, including: Michael Herscovitch and Steven Silva of the Santa Clara Firefighters Local 1171, and nearby homeowners' Nararimha Vempaty, Vidya Rao, Inrajit Lamiri, Uma Vempati, Guillermo D'Alessandro, Albert Gaxiola, and Young Lee.

Discussion: Mr. Schwilk presented photos of the site, reviewed the project plans and provided a brief summary of a neighborhood meeting held by the applicant in September, 2013. Fire Chief William Kelly explained the need to relocate the current facility further away from the existing firehouse in order to make way for necessary building reconstruction and expansion upgrades to the station.

The Committee clarified that its role was limited to architectural review of the project design and placement. The meeting was opened to public input.

The Applicant, Mr. Snyder, stated that this project was originally presented as a "monopine" faux tree design to the City approximately one year ago when the project was initiated. Mr. Snyder noted as ownership of the new pole facility is intended to be turned over City once constructed, it was decided that a proposal for a pole design was favored over a faux tree design, as it would involve less maintenance. Mr. Snyder further explained the new antennas would produce less RF emissions than the older existing antennas on site, and are necessary at this location to fill gaps in wireless communications coverage in the area.

Steve Silva and Michael Herscovitch presented statements of opposition to the project. Albert Gaxiola of 1900 Larsen Place spoke in opposition to placement of the pole, stating that it would be more visible and have a greater aesthetic impact on the neighborhood than the current facility. Mr. Gaxiola further requested the pole be appropriately camouflaged if the Committee were to approve it. Vidya Rao presented a petition of opposition to the proposed 90-foot monopole, signed by 31 residents, citing concerns about aesthetic impacts to the neighborhood, concerns about potential health effects, and impacts to property values in the neighborhood. Several other residents spoke in opposition to the project, citing concerns about potential health hazards associated with the equipment, opposition to the aesthetic impacts of the 90-foot pole design, and concerns about negative impacts to property values in the vicinity of the project.

The meeting was closed to public input, and the Committee examined options for alternative designs and placement of the facility on site.

Motion/Action: The Architectural Committee approved a modified version of the project for this site (3-0-0-0), subject to the following modifications:

- 1) Redesign the appearance of the structure to be a "monopine" tree design.
- 2) Place the "monopine" structure closer to the Bowers Avenue property line near the equipment cabinets, in a more centralized location relative to surrounding residential properties.

8.C. File No.(s): **PLN2014-10223**
Location: 1427 Main Street, a 4,159 square foot lot located approximately 60 feet north of Lewis Street on the east side of Main Street, APN: 269-05-022; property is zoned R1-6L (Single-Family Residential)
Applicant: Jerry Jameson
Owner: Yi Ju Chen
Request: **Design Review** of a 498 square foot addition at the rear of an existing single family residence (*Historical and Landmarks Commission approval, subject to conditions March 6, 2014*)
CEQA Determination: Categorical Exemption per CEQA 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 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the applicant and property owner. From the Historical and Landmarks Commission, Commissioner Jeannie Mahan was present for the project review. No other members of the public were present for the project review.

Discussion: Mr. Schwilk presented photos of the site, reviewed the project plans, and provided a brief summary of the Historical and Landmarks recommendation of March 6, 2014, to approve the project subject the preparation of a historic property evaluation. Mr. Schwilk further clarified the purpose of this review included a request by the property owner, for approval of the project design without the requirement for preparation of a historic property evaluation (State DPR report).

Commissioner Jeannie Mahan summarized the findings of the Historical and Landmarks Commission, that the project would not adversely impact the character of the structure or the adjoining historic residence to the south. Commissioner Mahan further explained the Commission's recommendation for preparation of a historic property evaluation as part of this project, was intended to provide more information on the history of the building and residents who lived in the house.

The owner, Ms. Chen, stated that some design features of the proposed rear addition were revised through the process in order to make the addition appear more compatible with the original home.

Motion/Action: The Architectural Committee approved the project design (3-0-0-0), subject the condition that a historic property evaluation (DPR) be prepared in conjunction with any future City applications for significant alterations to the building, such as applications that might propose a second-floor addition, or that might involve a proposal to demolish the existing house.

8.D. File No.(s): **PLN2014-10239**
Location: 721 Ridge Road, a 6,000 square foot lot, located on the northeast corner of Ridge Road and Ridge Court, APN: 293-12-010; property is zoned R1-6L (Single-Family Residential)
Applicant/Owner: Edick Lazari / Amit Aggarwal
Request: **Architectural Review** of a first floor expansion and second-story addition to an existing single-story residence.
CEQA Determination: Categorical Exemption per Section 15303, New Construction or conversion of Small Structures
Project Planner: Gregory Qwan, Planning Intern
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 applicant and property owner. The owner of the adjoining property to the north at 735 Ridge Road was present. No other members of the public were present for the project review.

Discussion: Mr. Schwilk presented photos of the site and surrounding properties, and reviewed the project plans. The applicant presented signatures of support from nearby property owners.

Motion/Action: The Committee approved the project design as proposed (3-0-0-0).

8.E. File No.(s): **PLN2014-10254**
Location: 3489 Clinton Avenue, a 6,324 square foot lot, located on the north side of Clinton Avenue, 100 feet west of Rosemont Drive, APN: 296-02-013; property is zoned R1-6L (Single-Family Residential)
Applicant/Owner: Anju Gaur and Mahesh Sanganeria
Request: **Demolition** of an existing one-story residence, and **Architectural Review** of a proposed replacement single-story residence, with Modifications for reduced rear yard setback and increased building coverage
CEQA Determination: Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, AICP, 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. Representation for the proposal included the property owner. No other members of the public were present for the project review.

Discussion: Mr. Schwilk presented photos of the site and surrounding properties, and reviewed the project plans.

Motion/Action: The Architectural Committee approved the project design as proposed (3-0-0-0), and further recommended the Zoning Administrator approve Modifications for a minor reduction in rear yard building setback and a minor increase to building coverage of the site as an alternative to the property owner applying for a second floor living area addition.

8.F. File No.(s): **PLN2014-10277**
Location: 5490 Great America Parkway, located on the south west corner Great America Parkway and Highway 237, APN: 104-52-020; property is zoned PD (Planned Development)
Applicant: Joe DiChoso, Corporate Sign Systems, Inc.
Owner: Stadium tech Center Holding, LLC
Request: **Architectural Review** of a proposal Master Sign Program at an existing Office R&D center. Proposal includes building signs and 65 feet in height free standing pylon sign.
CEQA Determination: Categorical Exemption per Section 15311, Accessory Structures
Project Planner: Debby Fernandez, 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. Representation for the proposal included the applicant.

Discussion: Mr. Schwilk presented photos of the site and surrounding properties, provided a brief background of the master sign program history for this site, and reviewed the project plans.

Motion/Action: The Committee approved the project design as proposed (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 Items

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on April 9, 2014, at 6:00 p.m.

Prepared by: 
Jeff Schwilk, AICP
Associate Planner

Approved: 
Gloria Sciara, AICP
Development Review Officer

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