



City of Santa Clara
ARCHITECTURAL COMMITTEE
MEETING MINUTES
Wednesday, October 2, 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 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, Planning Commissioner Keith Stattenfield, and Planning Commissioner Raj Chahal.

Staff present: Yen Han Chen, 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 Meeting items.

- None.

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2010-08087/CEQ2010-01109**
Location: 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. (*Continued from Architectural Committee meeting September 11, 2013*)
CEQA Determination: Mitigated Negative Declaration
Project Planner: Payal Bhagat, Assistant Planner II
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 members from the Church, architect and adjacent property owners.

Discussion: Mr. Chen presented the project plans. The Committee had requested that the project be forwarded to the Planning Commission at the September 11, 2013 meeting. Mr. Chen explained that the Architectural Committee format allowed for collaborate discussion between the Church representatives and neighboring property owners.

The Committee opened the project for public comments. The neighbors expressed the following concerns:

- The location of the proposed building too close to the single family residents private yards;
- The proposed two story volume of the building along with its location on the property would make the adjacent property owners yards be walled in;
- Noise generated due to the location of the kids play area adjacent to the single family residence private yards;
- Church building being too close to the street; and,
- Phasing of proposed construction impacting the location of the new structure.

The Committee members expressed concerns regarding the proposed phasing of the project as the church would continue to operate in their existing building while the other buildings are under construction. The Committee recommended that the project be redesigned in a manner that consideration is given to the neighbor's concerns and privacy and noise impacts are minimized. The Committee also expressed concerns regarding location of the outdoor play area adjacent to the neighbor's private yards.

The Committee reviewed the possibility of changing the phasing and location of the multi-purpose building. The applicant noted programming and physical changes that would be required to relocate the buildings.

Motion/Action: The Architectural Committee continued the project (3-0-0-0), with following recommended changes to the design:

- Phase the project in a way to allow the placement of the multi-purpose building away from the residence to the west.
- Locate parking on the west side of the multi-purpose building.
- Locate the children's play area away from the single family private yards.

The Architectural Committee noted that the project will be forwarded to Planning Commission, as originally recommended on September 11, 2013, if the Church is unable to make the recommended changes.

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 October 30, 2013, at 6:00 p.m.

Prepared by:



Yen Chen
Associate Planner

Approved:



Gloria Sciara, AICP
Development Review Officer

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