



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**

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 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 Steve Kelly.

Staff present: Assistant Planner II Payal Bhagat

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.: 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: Gleen Moreley/CSC 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

Notice: The original notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet for the Architectural Committee meeting of January 23, 2013.

Discussion: Ms. Bhagat reviewed the history of the proposed project and explained that Planning Commission's action at their regular meeting held on September 26, 2012. Ms Bhagat included explaining the changes that the applicant had made to the project based on the comments that were made during the Planning Commission meeting and staff discussions. Mr. Shirey, Mr. Frazier, and Mr. Herzer explained the modifications that were made to the design and the rationale behind those modifications. The project was opened for public comments. Several neighbors spoke in opposition of the project stating that they found the proposal intrusive on their neighborhood, too close to the street, too high, and inappropriately located on the lot and some spoken in support of the proposal. The public comment period was closed. A discussion followed where the Committee reviewed the location of project with respect to the neighbor's private yard, shade and shadow effects of the proposal, and the height of the proposal. The Committee discussed at great length the location of the proposed new buildings on site with respect to the existing church building and the riparian creek corridor. The Committee indicated that they would look at draft revised design proposal and provide feedback to the applicant.

Motion/Action: The Architectural Committee continued the project for a redesign and directed that the applicant to redesign the project such that:

- a) the height of the proposal is reduced,
- b) the proposal is substantially setback from the street,
- c) the proposal would be allowed to lose some parking in favor of exemplary design,
- d) the proposal to retain a portion of the existing church so that congregation could continue to occur, while the new sanctuary building is under construction, and
- c) allow a temporary structure to house the congregation meetings while the project is under construction. (2-0-0-1)

8.B. File No.: **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/Owner: James Reed Strobe, Architect/Greg Paulson
Request: **Architectural Review** of a new single story 3,654 square foot residence, detached 640 square foot accessory dwelling unit with a garage and workshop building. The proposal includes a request for a 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: Categorically Exempt per CEQA Section 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.

Discussion: Ms Bhagat reviewed the plans and outlined the requests for Modifications to increase the size and height of the garage/workshop space, and height of the accessory dwelling unit. The public comments period was open. The neighbors adjacent to the proposal had concerns regarding the windows on the garage/workshop building, but appreciated the project design and were supportive of the proposal. The public hearing was closed. The Committee reviewed the design and discussed alternative locations for the garage/workshop space. They also talked about the height of the one car garage attached to the accessory dwelling unit and recommended that the Zoning Administrator allow a 25% increase in the allowable height of the building making the height of the garage at 15 feet.

Motion/Action: The Architectural Committee approved the project subject to following conditions:

- a) The applicant shall install triple glazed windows on the detached garage/workshop structure;
- b) Prior to issuance of final occupancy, the applicant shall enter a covenant running with the land prohibiting a future second story addition to the house; and,
- c) No access shall be allowed to the rear alley way leading to the commercial properties behind the project site.

The Architectural Committee recommended that the Zoning Administrator approve the following Modifications for the project:

- a) A 25% increase in the allowable height of the detached garage/workshop height;
- b) A 25% increase in the allowable are of the detached garage/workshop area;
- c) A 25% increase in the allowable height of the detached accessory dwelling unit; and,
- d) A 25% increase in the height of the garage attached to the detached accessory dwelling unit. (3-0-0-0)

8.C. File No.: **PLN2013-09733**
Location: 3590 Homestead Road, a 5,375 square foot lease parcel on a 6.802 acre shopping center at the southwest 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

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet.

Discussion: Ms. Bhagat presented the project plans and outlined the location of the pole sign. She described the over all project improvements proposed and the proposed parking layout for the site and described the goals of the project. It was noted that the amendment to the master sign program would be brought forward to the Architectural Committee for review. The Committee had no concerns with the proposed design of the new building or the requested Modification.

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

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

- 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 July 10, 2013, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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