



City of Santa Clara
**ARCHITECTURAL COMMITTEE
MEETING MINUTES**
Wednesday, July 16, 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 Raj Chahal.

Staff present: Payal Bhagat, Assistant Planner II

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.

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.

7.A. File No.(s): **PLN2014-10400**
Location: 1448 Pacheco Street, a 9,420 square foot lot located at the intersection of Butte Street and Pacheco Street, APN: 290-04-025, property is zoned R1-6L-Single Family Residential
Applicant: Cort Araing
Owner: Ana Londergan
Request: **Architectural review** to allow a 1,216 square foot addition to an existing 1,760 square foot single family residence resulting in four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**

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. Project representation included the owners.

Ms Bhagat presented the project and noted that the front elevation was designed with a overstated entrance. The Committee did not express any concerns regarding the proposal.

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

7.B. File No.(s): **PLN2014-10404**
Location: 235 Monroe Street, a 8,214 square foot parcel located on the east side of Monroe Street at the intersection with Jonathan Street, APN: 269-47-022; property is zoned R1-6L-Single Family
Applicant: Rob Mayer
Owner: Mike and Debbie Henschks
Request: **Architectural review** to allow a new 480 square foot detached garage with attached 640 square foot accessory dwelling unit in the rear yard of an existing 1,091 square foot single family property resulting in four bedrooms and **Zoning Administrator Modification** to increase maximum accessory building height of detached garage from 12 feet to up to 14 feet.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve**

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. Project representation included the architect and property owners.

Ms. Bhagat reviewed the project design and explained that the project was reviewed by the Historical and Landmarks Commission, where the Commission recommended approval of the design. She explained that the proposal includes a Zoning Administrator Modification to allow

increase in the height of the garage from required 12 feet to 14 feet. The Committee did not express any concerns regarding the proposed design.

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

7.C. File No.(s): **PLN2014-10442**
Location: 273 Redwood Avenue, a 7,841 square foot lot located 250 feet north from the intersection of Mauricia Avenue and Redwood Avenue, APN: 296-31-014; property is zoned R1-6L-Single Family
Applicant: Eric Keng
Owner: Jia Y. Le
Request: **Architectural review** to allow 317 square foot one story bedroom and 162 square foot porch additions to an existing 1,966 square foot single family residence resulting into a fourth bedroom.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve**

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. Project representation included the project applicant and Mr. Adam.

Ms. Bhagat reviewed the project design. The Committee did not express any concerns regarding the proposed design.

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

7.D. File No.(s): **PLN2014-10457**
Location: 3385 Forest Avenue, a 6,098 square foot parcel located on the north side of Forest Avenue and Douglas Avenue, APN: 303-14-045; property is zoned R1-6L-Single Family
Applicant: Keith Okuniewicz
Owner: Elizabeth and Biju Nair
Request: **Architectural review** to allow 70 square foot addition to an existing 1,668 square foot single family residence resulting in four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**

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. Project representation included the property owners, Ms. Johnson, and Ms. Haas.

Ms. Bhagat reviewed the project design. The Committee and the neighbors did not express any concerns regarding the proposed design.

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

7.E. File No.(s): **PLN2014-10465**
Location: 930 Elizabeth Drive, a 6,095 square foot located near the intersection of Elizabeth Drive and Patricia Drive, APN: 290-33-019; property is zoned R1-6L-Single Family
Applicant: Susan Chen Design Group
Owner: Shoacheng Ning
Request: **Architectural review** to allow 330 square foot addition to an existing 1,536 square foot single family residence resulting in the potential for four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**

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. Property owner was present for the discussion.

Ms. Bhagat reviewed the project design. The Committee did you express concerns regarding the lack of hallway area to access the new master bedroom.

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

7.F. File No.(s): **PLN2014-10468**
Location: 3704 Benton Street, a 7,303 square foot parcel located 185 feet west from the intersection of Wood Duck Avenue and Benton Street, APN: 313-19-013; property is zoned R1-6L-Single Family
Applicant/Owner: Amith Deshpande
Request: **Architectural review** to allow 617 square foot front yard addition and 43 square foot front porch addition to an existing 1,878 square foot single family residence resulting in a fourth bedroom.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern
Recommendation: **Approve**

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. Property owner and neighbor, Mr. and Mrs. Sontag were present for the discussion.

Ms. Bhagat reviewed the project design and explained that the applicant will need to apply for a Zoning Administrator Modification to reduce the garage width from required 20 feet to 19 feet. She explained that the garage is currently accessible from the side, but the proposal is to fill in the front portion of the house and access the garage through new driveway. The Committee and neighbors did not express concerns regarding the proposed modifications to the house.

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

7.G. File No.(s): **PLN2014-10469**
Location: 1786 Long Street, a 8,580 square foot lot located near the intersection of Long Street and Warburton Avenue, APN: 224-16-035; property is zoned R1-6L-Single Family
Applicant: Juan Soriano
Owner: Alice Bruce
Request: **Architectural review** to allow 480 square foot accessory unit on the property with 2,962 square foot main house resulting into a fourth bedroom.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve**

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 owner and Mr. Sqriano Jr.

Ms. Bhagat explained that the proposal included a new secondary dwelling unit on the site which was designed to be consistent with the main residence on the property with respect to use of material and architectural style. She reviewed that the applicant is requesting a Zoning Administrator Modification to allow an increase into the lot coverage by two percent where 40 percent is allowed.

The Committee did not express any concerns for the proposed project.

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

7.H. File No.(s): **PLN2014-10470**
Location: 232 Douglane Avenue, a 8,946 square foot lot located approximately 160 feet north of the intersection of Cecil Avenue and Douglane Avenue, APN: 303-19-057; property is zoned R1-6L-Single Family
Applicant/Owner: Roland Schulz
Request: **Architectural review** to allow 1,239 square foot one story addition to an existing 1,692 square foot residence and a 640 square foot detached accessory dwelling unit resulting into a fourth bedroom.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve**

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 this project included the property owner and neighbors – Ms. Johnson, Ms. Haas, and Mr. Stealey.

Ms. Bhagat reviewed the project design and explained that the applicant has an existing secondary unit towards the rear of the property. The Committee reviewed the project to ascertain that the house cannot be subdivided as a mini-dorm. The neighbors expressed concerns regarding increasing density and lack of parking in the neighborhood. The Committee and neighbors were comfortable with the design of the proposed project.

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

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10436**
Location: 3451 Homestead Road, a 3.61 acre parcel located south of the intersection of Lochinvar Avenue and Lawrence Expressway, APN: 290-23-053; property is zoned CC-Community Commercial.
Applicant: Koji Kawata, Misoya Restaurant
Owner: SBH Homestead Properties LLC
Request: **Architectural review** to allow location of up to 12 outdoor seats for an existing restaurant.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, 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. Project representation included the property owner.

Ms. Bhagat introduced the project and explained the restaurant is located in a shopping center with sufficient parking. She also mentioned that the restaurant will not be serving alcohol outside and the layout of the outdoor seats is designed not to interfere with the walkway and handicapped accessibility.

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

8.B. File No.(s): **PLN2014-10488**
Location: 4150 Great America Parkway, a 1.42 acre parcel located at the intersection of Our Lady's Way and Great America Parkway, APN: 104-41-036; property is zoned CP-Commercial Park.
Applicant: Heather Picou
Owner: Skyline Holiday House
Request: **Architectural review** of sign proposal for a restaurant use.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
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. Project representation included the applicant.

Discussion: Ms. Bhagat reviewed the proposed signs and explained that staff has worked with the applicant to revise the proposal to help reduce sign clutter. The applicant explained that the new signs are part of the nationwide company rebranding campaign. The Committee did not show concerns regarding the proposed signage.

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

1. Applicant shall revise the east elevation to show trellis with planting/vines to break the mass.

8.C. File No.(s): **PLN2014-10497/PLN2007-06802**
Location: 2855 Kaiser Drive, consisting of the north parcel only within an approximately 26± acre project site located at the northwest corner of Kiely Boulevard and Kaiser Drive, APN: 290-26-022; property is zoned PD-MC-Planned Development-Master Community
Applicant/Owner: DR Horton
Request: **Architectural review** for the design and placement of a new masonry wall adjacent to the Woodborough condominium property. The was previously required by the Architectural Committee as a condition of approval for the Development Plan Area Number 2 as part of the master community for the Gallery at Central Park Project. *(Architectural Committee condition of approval at the meeting January 23, 2013)*
CEQA Determination: **Previously adopted** Gallery at Central Park Project Environmental Impact Report
Project Planner: Gloria Sciara, AICP, Development Review Officer
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, Mr. Roowty, Mr. Joseph, and Mr. Nichols.

Discussion: Ms. Bhagat introduced the project and explained that the applicant is required to put a fence around the property per previous approvals as reflected in the Architectural Committee Meeting minutes of January 23, 2013. Ms. Bhagat also explained that it was understood by the neighboring community that the applicant would also remove the retaining wall currently existing on their property while they construct the new fence at no cost to them. The applicant explained that all the work for the retaining wall and fence would be done on their property without impacting any utilities or grade on the neighbor's property. The neighbors voiced their concerns regarding the proposal and said that they always thought that the developer would replace their retaining wall when they did the work along the common property line. The Committee agreed that the developer is meeting the intent of the condition that was required of them and that they were not obligated to perform any work on the neighboring retaining wall per the Conditions of Approval.

Motion/Action: The Architectural Committee approved the project design (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
 - No discussion.

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on August 13, 2014, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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