



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**
Wednesday, June 25, 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, Planning Commissioner Raj Chahal, and Historical and Landmarks Commissioner Regina Mahan.

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): **PLN2014-10419**
Location: 300 Howard Drive, a 6,775 square foot lot located on the west side of Howard Drive approximately 120 feet north of Hancock Drive, APN: 316-13-114; property is zoned R1-6L-Single-Family
Applicant: Studio Linder Architect
Owner: Claire and Patrick Saxton
Request: **Architectural review** of the proposed 663 square foot rear living area addition to an existing 1,526 square foot single family residence, resulting in a property with four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP,
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. Mr. Jones, project architect, was present for the discussion.

Ms Bhagat presented the project. 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): **PLN2014-10420**
Location: 3040 Mark Avenue, a 6,325 square foot lot located on the south side of Mark Avenue approximately 390 feet east of Calabazas Boulevard, APN: 220-29-007; property is zoned R1-6L-Single Family
Applicant: W.H. Yang
Owner: Yingbin Wang
Request: **Architectural review** of the proposed 499 square foot rear living area addition to an existing 1,351 square foot single family residence, resulting in a property with five bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planer
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, property owner, and neighbor Mr. Herbelin Don.

Ms. Bhagat reviewed the project design and highlighted that the access to the bedroom is proposed through the bathroom, which rendered the possibility of sectioning out that portion of

the house into a separate living unit. She also mentioned that the existing lot size did not meet the zoning development standards for allowing an accessory unit on site.

The Committee members expressed concerns regarding the layout and functionality of the proposal.

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

1. Applicant shall redesign the access to the proposed bedroom in a manner such that it is well integrated in the rest of the residence. Should staff find that the revised plans do not meet the Committee's recommendations; the project shall be agenzized for subsequent Architectural Committee meeting.

7.C. File No.(s): **PLN2014-10401**
Location: 2160 Coolidge Drive, a 7,875 square foot parcel located approximately 120 feet west from the intersection of Hoover Drive and Coolidge Drive, APN: 216-10-027; property is zoned R1-6L-Single Family
Applicant: Young Tran
Owner: Thanh Pham
Request: **Architectural review** to allow removal of the existing sun room and replace it with 492 square foot one story addition in the rear of the existing 1,780 square foot single-family residence resulting into a fifth 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. Property owner was present for the discussion.

Ms. Bhagat reviewed the project design. The Committee confirmed that the project involved demolition of the existing patio enclosure and the addition of a great room.

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): **PLN2014-10201 and CEQ2014-01174**
Location: 3303 Scott Boulevard, a 2.44 acre project site comprising of a single parcel located west of Bowers Avenue at the intersection of Scott Boulevard and Bowers Avenue, APN: 216-31-048; property is zoned ML-Light Industrial.
Applicant: Craig Almeleh, Arc. Tech. Inc.
Owner: Brad Krouskup, Toeriskortter
Request: **Architectural review** to allow demolition of an existing 35,728 square foot industrial building and construction of a new 78,000 square foot, four-story office building, and adopt a Mitigated Negative Declaration.

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. Project representation included the project architect and property owner.

Ms. Bhagat provided a brief overview of the project design. She also reviewed the environmental document associated with the project and outlined no comments from members of the public or interested parties were received. She also clarified that a mitigation monitoring and reporting program has been prepared for the site and that mitigations were made part of the conditions of approval for the project. She noted that the project does not have any significant unavoidable impacts to the environment. The Committee did not express any concerns for the proposal.

Motion/Action: The Architectural Committee took the following action (3-0-0-0):

1. Adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP); and,
2. Approved the project design.

8.B. File No.(s): **PLN2014-10366**
Location: 706 Benton Street, a 12,849 square foot lot located at the southwest corner of Benton Street and The Alameda. APN: 269-23-068; property is zoned CT-thoroughfare Commercial.
Applicant: Justin Velasquez, Smith Development & Construction Company
Owner: Robert A. Waller
Request: **Architectural review** for the remodel of a fire damaged convenience store (7-Eleven) and construction of site improvements on a property located within 100 feet of a historic resource.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planner 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. The project applicant, property owner, and Ms. Carlson were present during the project discussion.

Discussion: Ms. Bhagat reviewed the project with the Committee and explained the archaeological related conditions were made part of the conditions of approval. Historical and Landmarks Commissioner Ms. Mahan expressed concerns regarding the low wall and seating area that was proposed facing the historic Adobe structure. The Committee expressed concerns regarding the location of the illuminated sign cabinet located on the south east facade of the building. The neighbor expressed concerns regarding the impact of the proposal remodel to the existing historic structure.

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

1. Applicant shall revise the plans showing the low wall fronting The Alameda and the outdoor eating area behind it removed. The applicant will be required to provide landscaping in the resultant extra space;
2. Applicant shall move the sign on the south east wall to the opposite side from where it is currently proposed. It is the Committee's preference that the sign be recessed in a niche;
3. Applicant shall revise the location of the trash enclosure, and bring it closer to Benton Street in order to free up area for outdoor seating. In order to accommodate this change, the Committee was supportive of a Zoning Administrator Modification to allow a parking reduction up to 25 percent;
4. The applicant shall plan creeping plants/shrubs along the south side of the building along the wall. Applicant shall not plant any trees on south side of the project site;
5. Applicant shall choose a darker color for the stucco finish consistent with the color building plans; and,
6. Applicant shall submit a detailed sign package to the Planning Division outlining the sizes of the proposed signs. The total allowable sign area shall be consistent with the Santa Clara City Code. No signs are allowed on the façade fronting The Alameda. Other signs shown on the development plans are approved, with the exception of any modifications outlined here in.

8.C. File No.(s):	PLN2014-10412
Location:	1277 Lafayette Street, a 6,500 square foot site located approximately 50 feet south east from the intersection of Harrison Street and Lafayette Street, APN: 269-16-063; property is zoned R1-6L-Single Family
Applicant:	Salvatore Caruso
Owner:	Eugene Korsunsky
Request:	Architectural review to allow 673 square foot one story addition to the existing 1,894 square foot single-family residence resulting into a five bedroom house with two covered parking spaces.
CEQA Determination:	Categorically exempt per CEQA Section 15301, Existing Facilities
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 500 feet. Representation for the project included the applicant, Mr. Caruso, Ms. Carlson, Mr. Rebello, Ms. Thompson, and Ms. Doty.

Discussion: Ms. Bhagat reviewed the proposal outlining the differences between the Rezoning application and the current one story addition. Historical and Landmarks Commissioner Ms. Mahan note that the house was a little bigger than what was presented at the Landmarks Commission meeting, but is consistent with their recommendation of the type of development appropriate for the site. The neighbors expressed concerns regarding the property being used as a rental property for students. The neighbors also raised concerns regarding lack of a family room in the project design. They also thought that the kitchen in the house was too small. The Committee noted that design was consistent with the development standards outlined in the Santa Clara City Code for single-family zoning district. They also noted that the residents should register complaints with the code enforcement division of the City should they find a property being inappropriately used. The project applicant noted that the six foot space between the existing and new garage is consistent with City Code requirements.

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

1. The applicant shall revise the plans to remove the closet in the bedroom 1 and convert it into a study/den/bonus room area; and,
2. The applicant shall revise the plans to add additional kitchen counter and storage area to make the kitchen bigger than proposed.

8.D. File No.(s): **PLN2013-09855**
Location: City-wide
Applicant/Owner: City of Santa Clara
Request: **Review** of Draft Single-Family Design Guidelines
CEQA Determination: **Previously Adopted General Plan Environmental Impact Report**
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Recommend Approval** to Planning Commission and City Council, subject to conditions

Notice: The notice of public meeting for this item was posted on the city's website.

Discussion: Ms. Bhagat reviewed the changed made to the design guidelines document. The Committee made minor editorial changes to some of the language.

Motion/Action: The Architectural Committee recommended that the Planning Commission and City Council adopt the Single-Family Residential Design Guidelines (2-0-1-0).

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 July 16, 2014, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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