



City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING AGENDA

Wednesday, November 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

2. ROLL CALL

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

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

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.

- None

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10724**
Location: 2307 Bohannon Drive, a 6,098 square foot lot located at the intersection of Los Padres Boulevard and Bohannon Drive, APN: 303-10-010; property is zoned R1-6L-Single-Family

Applicant/Owner: Cynthia Chao
Request: **Architectural Review** to allow an addition and remodel to a single-story house resulting in 2,315 square feet. The project proposes four bedrooms and the construction of a new 585 square foot two-car garage and **Zoning Administrator Modification** to reduce the rear yard setback to 10 feet and the interior parking width to 19 feet, three inches

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: Approve

8.B. File No.(s): **PLN2014-10707**
Location: 2122 Rockhurst Court, a 6,310.80 square foot lot locate mid-block on Rockhurst Court near the intersection of Rockhurst Court and Machado Avenue, APN: 220-13-031; property is zoned R1-6L-Single-Family

Applicant/Owner: Denise Colby
Request: **Architectural Review** to allow a 600 square foot addition to an existing 1,772 square foot one story single family residence resulting into four bedroom 2,372 square foot house.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Recommendation: Approve, subject to conditions

8.C. File No.(s): **PLN2014-10684**
Location: 749 Clara Vista Avenue, a 5,724 square foot lot located approximately 150 feet south from the intersection of Hart Avenue and Clara Vista Avenue, APN: 294-15-040; property is zoned R1-6L-Single-Family

Applicant: Musto Gunan
Owner: Humeyra Sami
Request: **Architectural Review** to allow a 700 square foot one story addition to an existing 1,329 square foot house resulting into four bedrooms. The proposal includes replacing the existing car port with a new two car garage.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Recommendation: Approve, subject to conditions

8.D. File No.(s): **PLN2014-10685**
 Location: 2962 El Sobrante Street, a 7,500 square foot lot located approximately 150 feet east from the intersection of Alpine Avenue and El Sobrante Street, APN: 290-17-062; property is zoned R1-6L-Single-Family.
 Applicant/Owner: Dan and Jena Green
 Request: **Architectural Review** to allow a 480 square foot accessory structure and 640 square foot accessory dwelling unit in the rear yard and a **Zoning Administrator Modification** to allow a reduction in the required rear yard setback from 15 feet to 11 feet 3 inches for the accessory structure.
 CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
 Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve, subject to conditions**

8.E. File No.(s): **PLN2014-10721**
 Location: 191 Serena Way, a 8,580 square foot lot located mid-block on Serena Way, APN: 294-35-011; property is zoned R1-6L-Single-Family
 Applicant/Owner: Manish Rostogi
 Request: **Architectural Review** to allow a 974 square foot one story addition to the main house and new 465 square foot new garage resulting into four bedrooms and 2,382 square foot residence.
 CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
 Project Planner: Yen Chen, Associate Planner
Recommendation: **Approve, subject to conditions**

8.F. File No.(s): **PLN2014-10679**
 Location: 777 Lawrence Expressway, a 26,136 square foot lot located at the intersection of Homestead Road and Lawrence Expressway, APN: 293-02-019; property is zoned CC (Community Commercial)
 Applicant/Owner: Charles Smyth
 Request: **Architectural Review** for a new 6,000 square foot retail building at the Lawrence Station Shopping Center
 CEQA Determination: **Categorically Exempt** per CEQA Section 15332, In-Fill Development Projects
 Project Planner: Shaun Lacey, AICP, Assistant Planner II
Recommendation: **Approve, subject to conditions**

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

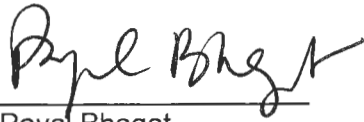
- i. Announcements/Other Items
- ii. Report of the Liaison from the Planning and Inspection Department
- iii. Committee/Board Liaison and Committee Reports
- iv. Committee Activities

v. Upcoming Agenda Items

10. ADJOURNMENT

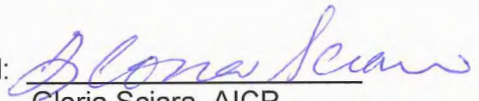
Adjourn. The next regular Architectural Committee meeting will be held on December 17, 2014, at 6:00 p.m.

Prepared by:



Payal Bhagat
Assistant Planner II

Approved:



Gloria Sciara, AICP
Development Review Officer