



City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING MINUTES

Wednesday, September 3, 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 Pat Kolstad, Planning Commissioner Keith Stattenfield, Planning Commissioner Raj Chahal, and Historical and Landmarks Commissioner Regina "Jeannie" 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): **PLN2014-10452**
Location: 271 Serena Way, an 8,605 square foot parcel located 200 feet north of the intersection of Stevens Creek Boulevard and Serena Way, APN: 294-35-019; property is zoned R1-6L-Single Family
Applicant: Eugene Loh
Owner: Lisa Su
Request: **Architectural review** to allow a 493 square foot addition to the front of the existing single story house, resulting in a four bedroom home.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, 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. Project representation included the property owners and the applicant.

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

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

7.B. File No.(s): **PLN2014-10553**
Location: 1936 Bohannon Drive, a 5,700 square foot lot located on Bohannon Drive near Newhall Street, APN: 269-45-027; property is zoned R1-6L-Single Family
Applicant: Rob Mayer
Owner: Michael Rubino
Request: **Architectural review** to allow a 595 square foot addition to an existing 1,659 square foot single family residence resulting into a four bedroom home and request for a **Zoning Administrator Modification** to allow the reduction of the rear yard setback to 15 feet.
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. Project representation included the architect and property owners.

The Committee reviewed the design and 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): **PLN2014-10455**
Location: 3077 Mauricia Avenue, a 5,227 square foot lot located mid-block on Mauricia Avenue between Hayes Avenue and Woodhams Street, APN: 296-11-003, property is zoned R1-6L-Single Family
Applicant/Owner: Hau-Ching Liao/Janet Zhao
Request: **Architectural review** to allow a 492 square foot addition to an existing 1,648 square foot single family residence resulting in four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, 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. Project representation included the project applicant, property owner, and Mr. Estes.

Ms. Bhagat reviewed the Historical and Landmarks Commission's recommended design changes that the applicant had already incorporated in the design. Ms. Mahan commented that the Landmarks Commission is concerned about maintaining the historical integrity of the neighborhood by maintaining consistency in design with the post-modern architectural style. Mr. Estes noted that the post-modern homes were simple in design with simple plains and elements and that while the community has supported additions to the homes in the past, they like the additions be in tune with the architectural style to maintain a consistent streetscape design. The Committee reviewed the design and expressed concerns about the location of the front window, and the size of the interior courtyard.

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

1. Applicant shall revise the plans to move the bedroom wall such that it is flush with the garage wall,
2. Applicant shall revise the plans such that the egress window from the proposed bedroom looks into the side entrance corridor,
3. Applicant shall revise the plans such that the windows on the front elevation are clear story windows, located as close to the roof as possible,
4. Applicant shall revise the plans to show a gate that is flushed with the garage wall and is at least five feet in width,
5. Applicant shall revise the drawings to increase the size of the interior courtyard due to the change in the size of the bedroom and living room, and;
6. The Committee recommends that the Zoning Administrator grant a modification for an increase in the lot coverage to accommodate the proposed changes that would help maintain the post-modern architectural style.

7.D. File No.(s): **PLN2014-10558**
Location: 1635 Cunningham Street, a 6,270 square foot lot located approximately 130 feet north from the intersection of Bray Street and Cunningham Street, APN: 224-17-027; property is zoned R1-6L-Single Family
Applicant/Owner: Donald Gilmore
Request: **Architectural review** to allow an 891 square foot addition to an existing 1,017 square foot single family residence

CEQA Determination: resulting in a four-bedroom single-family home.
Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, 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 property owner.

The Committee did not express any concerns regarding the proposed design.

Motion/Action: The Architectural Committee approved the project design (2-0-0-1).

7.E. File No.(s): **PLN2014-10571**
Location: 2071 Bohannon Drive, a 5,663 square foot lot located at the intersection of Bohannon Drive and Juliana Court, APN: 303-08-005, property zoned R1-6L-Single-Family
Applicant/Owner: Tanja J. Smith
Request: **Architectural review** to allow a 171 square foot first floor expansion and 1,150 square foot second story addition to an existing 1,689 square foot single family residence resulting in four bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
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 property owners and the applicant.

The Committee reviewed the project design and noted that other homes in the neighborhood have window shutters.

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): **PLN2014-10473**
Location: 2334 Cabrillo Avenue, a 7,194 square foot lot located on the south side of Cabrillo Avenue, APN: 224-12-041; property is zoned as R1-6L-Single-Family
Applicant/Owner: TT Investment Properties
Request: **Architectural review** to allow demolition of an existing 1,053 square foot single story residence, and the replacement construction of a 2,383 square foot single-story, single family residence with four bedrooms (Continued from August 13, 2014)
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, AICP, 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

Ms. Bhagat reviewed the changes to the design based on the Committee's recommendations. The Committee did not express any concerns regarding the proposal.

Motion/Action: The Architectural Committee approved the project design (2-0-0-1).

8.B. File No.(s): **PLN2014-10523**
Location: 4907 Avenida De Carmen, a 6,098 square foot lot located approximately 75 feet north from the intersection of Avenida De Carmen and Avenida De Rosas, APN: 097-42-048; property is zoned R1-6L-Single Family
Applicant: Eduardo Lacanlale
Owner: Arthur Pasion
Request: **Architectural review** to allow an approximately 1,555 second story addition to an existing 2,043 single story home resulting in six and potentially seven bedrooms.
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 300 feet. Project representation included the applicant.

Discussion: Ms. Bhagat reviewed staff's concerns regarding the project, which included full size windows on the second floor and two-story straight up walls without any relief or articulation.

Motion/Action: The Architectural Committee reviewed the project design and approved the proposal with the following conditions (3-0-0-0):

1. Applicant shall inset the play-room wall on the second floor by a minimum of two feet to create and setback and increased articulation on the second floor,
2. Applicant shall change the second floor windows to clear-story (minimum 5 feet sill height as measured from the finished floor) windows for the play-room, and
3. Applicant shall change the second story windows fronting the neighboring property in the master bedroom and multi-purpose room from a full size window to clear-story window.

8.C. File No.(s): **PLN2014-10525**
Location: 3393 Cecil Avenue, a 9,225 square foot lot located at the northeast corner of Cecil Avenue and Tyler Avenue, APN: 303-20-014; property is zoned R1-6L-Single Family
Applicant: Rockwood Design Associates, Inc.
Owner: Fahmy Ibrahim
Request: **Architectural review** to allow interior remodel and a 127 square foot second-story expansion to an existing 4,994 square foot two-story single family residence with attached accessory unit, resulting in six bedrooms.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, 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, and neighbors – Mr. Haas, Mr. Otlaloran, Ms. Johnson, Mr. and Mrs. Goschy, and Mr. Rajak.

Discussion: Ms. Bhagat reviewed the project and pointed out work that was done without permits that is included to be included as part of the permit. She also reviewed the existing secondary dwelling unit, change of architectural style, and materials that is proposed as part of the application. She shared staff concerns regarding this application which included neighborhood compatibility, mass and scale, and choice of material incompatible with the neighborhood. The neighbors expressed concerns regarding subdividing the house in three individual units, multiple kitchens, window locations, and location of parking for the secondary dwelling unit. The Committee reviewed the project design and expressed concerns regarding the proposed height and location of windows.

Motion/Action: The Architectural Committee reviewed the project design and approved the proposal with the following conditions (3-0-0-0):

1. Applicant shall revise the plans to make sure that the proposal allowed for only two kitchens, one for each unit,
2. Applicant shall revise the plans to clearly indicate the location of required parking space for the accessory dwelling unit on the revised site plan,
3. The applicant shall revise the rear yard elevation to allow full size egress windows in each of the bedroom and increase the sill height of other windows such that they are clear-story,
4. Applicant shall revise the front elevation to reduce the banding to maximum 14 inches thus reducing the overall height of the wall, and,
5. Applicant shall revise the front elevation to reduce the height of the door and full size windows to a maximum of eight feet.

8.D. File No.(s): **PLN2014-10549**
Location: 2322 Klune Court, a 15,682 square foot lot located east from the intersection of Lakeshore Drive and Klune Court, APN: 104-05-091;; property is zoned R1-6L-Single Family
Applicant: Verizon Wireless
Owner: PG&E
Request: **Architectural review** to allow 15 inch diameter temporary antenna at 65 feet level on an existing PG&E tower to service the Levis Stadium for a wireless telecommunication facility.
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 300 feet. Project representation included the applicant.

Discussion: Ms. Bhagat reviewed that the proposed facility is to be located on an existing tower and would not cause any visual barriers. The applicant clarified that the installation would facilitate wireless services in the area including the stadium.

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

9. OTHER BUSINESS

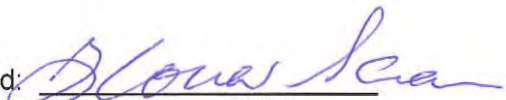
9.A. Committee Procedures and Staff Communications

- 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 September 24, 2014, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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