



## City of Santa Clara

### ARCHITECTURAL COMMITTEE MEETING MINUTES

Wednesday, August 13, 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):** **PLN2014-10455**  
**Location:** 3077 Mauricia Avenue, a 5,227 square foot lot located mid-block on Mauricia Avenue between Hayse Avenue and Woodhams Street, APN: 269-11-003; property is zoned R1-6L-Single Family  
**Applicant/Owner:** Zygmunt Wiedemann  
**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. There were no speakers for or against the project.

The Committee noted that the design is generally consistent with the neighboring homes. The Committee also noted that the design included an internal courtyard consistent with mid-century modern design. This project was continued at the Historical and Landmarks Commission (HLC) for a redesign. The applicant has since then made changes to the design per HLC's recommendation.

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

**7.B. File No.(s):** **PLN2014-10471**  
**Location:** 2185 Homestead Road, a 5,775 square foot lot located mid-block on Homestead Road between Sunset Drive and Sunlite Drive, APN: 290-35-084; property is zoned R1-6L-Single Family  
**Applicant:** Gregg Jones  
**Owner:** Beilei Wang  
**Request:** **Architectural review** to allow a 845 square foot addition to an existing 1,038 square foot single family residence resulting into four bedrooms and **Zoning Administrator Modification** request to allow an increase in the lot coverage to 41.5%. The existing 420 square foot garage is proposed to remain.  
**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 architect and property owners.

The Committee reviewed the design to ensure that the house cannot be subdivided into two living units. The Committee recommended approval of the requested modification.

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

**7.C.** File No.(s): **PLN2014-10490**  
Location: 1935 Graham Lane, a 5,915 square foot lot located at the northeast corner of Graham Lane and Castro Place, APN: 224-12-055, property is zoned R1-6L-Single Family  
Applicant/Owner: Jatinder Dhariwal  
Request: **Architectural review** to permit a legal non-conforming attached 407 square foot guest quarters to an existing 1,021 square foot single family residence resulting in a four-bedroom home.  
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
Project Planner: Jeff Schwilk, AICP, 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 project applicant.

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): **PLN2014-10502**  
Location: 620 Meadow Avenue, a 6,555 square foot lot located on the west side of Meadow Avenue, at the intersection of Shasta Drive and Meadow Avenue, APN: 316-08-035; property is zoned R1-6L-Single-Family  
Applicant/Owner: Sarika Chadha  
Request: **Architectural review** to allow a 653 square foot addition to an existing 1,472 square foot single family residence resulting in a four-bedroom single-family home.  
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
Project Planner: Jeff Schwilk, AICP, 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, Mr. Galod and Mr. Stearns.

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): **PLN2014-10504**  
Location: 2951 El Sobrante St, a 7,500 square foot lot located approximately 200 feet east from the intersection of Aline

Avenue and El Sobrante Street, APN: 290-17-036, property zoned R1-6L-Single-Family

Applicant: Farnaz Khadiv  
 Owner: Sridhar Gunapu  
 Request: **Architectural review** to allow a 1,836 square foot one-story addition to an existing 1,163 square foot single family residence resulting in four bedrooms.

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 property owners, and neighbors – Mr. Rani, and Ms. Eckhaus.

The original house included a one car garage, which the owner proposed to expand in order to increase on-site parking. The neighbors supported the project design and noted that the proposal would help elevate some of the parking concerns currently existing in the neighborhood. The applicant is proposing a Zoning Administrator Modification to increase the lot coverage by 54 square feet and to allow garage width to be minimum 17 feet.

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

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

**8. PUBLIC HEARING ITEMS**

**8.A. File No.(s):** **PLN2014-10428**  
 Location: 2522 Painted Rock Drive, a 5,766 square foot lot located mid-block between Agate Drive and Chromite Drive, APN: 216-19-038; property is zoned as R1-6L-Single-Family

Applicant: Enrique Eckhaus  
 Owner: Lajpat Rai Bagga  
 Request: **Architectural review** to allow demolition of existing 1,717 square foot one story residence and construction of a new 3,111 square foot two story home with seven bedrooms.

CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures

Project Planner: Payal Bhagat, Assistant Planner II  
 Recommendation: **Continue for a redesign**

**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. Bhagat reviewed the project and noted that the proposal is to rebuild a fire damage house with a seven bedroom home. The Committee reviewed the design and noted that they were allowed to put clear story windows on the sides of the home facing the neighbor's yard to have additional light in the second story bedrooms. The Committee did not have any other concerns with the project design.

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

**8.B. File No.(s):** **PLN2014-10473**  
**Location:** 2334 Cabrillo Avenue, a 7,794 square foot lot located on the south side of Cabrillo Avenue, approximately 130 feet west of Los Padres Boulevard, APN: 224-12-041, property is zoned R1-6:-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 2,340 square foot single-story, single family residence with four bedrooms. Replacement construction of a 2.340 square foot single-story, single family residence with four bedrooms.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15303, New Construction of Small Structures  
**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.

**Discussion:** Ms. Bhagat noted staff concerns regarding the proposal with included complicated roof design, over scaled entrance, and ten foot high roof plate. The Committee reviewed the design and agreed with staff's concerns. The applicant noted that they wanted to design a better residence for the neighborhood and were open to feedback. The Committee noted that the project was inconsistent with the design and character of the neighborhood

**Motion/Action:** The Architectural Committee provided the following recommendations and continued the project for a redesign (3-0-0-0):

1. Applicant redesign the project to lower the roof plate height to a minimum 8 1/2 foot with the interior dimension being nine feet and overall roof height not being greater than 15 feet,
2. Applicant shall redesign the project to simplify the roof with hipped roof at the ends to reduce massing, and,
3. Applicant shall redesign the project to be consistent with the adjacent neighborhood.

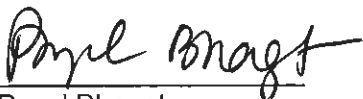
## 9. OTHER BUSINESS

### 9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
  - The Committee reviewed the proposed street vacation of a portion of Coronado Drive along with a new data center at 3032 Coronado and found the design and proposed landscape improvement consistent with the overall CoreSite Campus. The Committee did not have any concerns regarding the proposed street vacation or the project design.
- 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 September 3, 2014, at 6:00 p.m.

Prepared by:   
Payal Bhagat  
Assistant Planner II

Approved:   
Gloria Sciara, AICP  
Development Review Officer

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