



**City of Santa Clara**  
**ARCHITECTURAL COMMITTEE**  
**MEETING MINUTES**  
**Wednesday, November 19 – 6:00 P.M.**  
**CITY COUNCIL CHAMBERS**  
**1500 Warburton Avenue**  
**Santa Clara, CA 95050**

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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 6:10 p.m.

**2. ROLL CALL**

The following Committee Members responded to roll call: Councilmember Teresa O'Neill, Planning Commissioner Keith Stattenfield, and Planning Commissioner Steve Kelly.

Staff present: Yen Chen, Associate Planner and Shaun Lacey, AICP, 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 Teresa O'Neill reviewed the Committee procedures for those present.

**5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

- A. Withdrawals – None.
- B. Continuances without a hearing – Item 8.D. PLN2014-10685 - 2962 El Sobrante Street
- 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.

- None

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

## 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-family 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 a **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, 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 this item included the owner and designer.

Mr. Lacey reviewed the proposal and noted for good cause the City Planner may vary the location of the required rear yard on a corner lot. Mr. Lacey presented photos of the site and surrounding properties and noted that the eve of the garage currently encroaches into the public utility easement. The Committee reviewed the design and authorized staff to work with the applicant to either adjust the garage width or elevation in order to remain out of the public utility easement.

**Motion/Action:** The Architectural Committee approved the project (3-0-0-0) and recommended that a modification be granted for the interior parking width.

**8.B. File No.(s):** **PLN2014-10707**  
**Location:** 2122 Rockhurst Court, a 6,310.80 square foot lot located 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 1,722 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**

**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.

Mr. Chen presented photos of the site and surrounding properties and reviewed the project plans.

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

**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**

**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 proposal included the owner and designer.

Mr. Chen reviewed the project design and presented photos of the site and surrounding properties. The Committee reviewed the proposed design and discussed increasing the height of the new two car garage. The owner requested changing the front entry to two doors.

**Motion/Action:** The Architectural Committee approved the modified project design which would allow for a more prominent front entry (3-0-0-0).

**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**

**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. Owner's requested a continuance via written correspondence.

**Motion/Action:** The Architectural Committee continued the project to December 17, 2014 (3-0-0-0).

**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**

**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 item included the owner.

Mr. Chen presented photos of the site and surrounding properties, and reviewed the project plans. Mr. Chen noted changing from gable end to hip should help to lower the profile of the front porch. Mr. Chen also noted that the air conditioner needs to be relocated outside of the side yard setback. The Committee reviewed the proposal to increase the floor to ceiling height and use of arched windows, and new front porch.

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

1. Lower the height of front porch or remove the arch windows;
2. Maximum allowed floor to ceiling height of 8 feet six inches.

**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**

**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 item included the applicant.

Mr. Lacey reviewed the project design, presented photos of the site and surrounding properties. He provided a brief background on the history of the site and noted the increase in parking spaces reconfiguration and striping. The Committee reviewed the landscaping and fencing design along Lawrence Expressway. The applicant noted the plan is to extend the recently redesigned landscaping. The Committee reviewed options for additional landscaping surrounding the building.

**Motion/Action:** The Architectural Committee approved the project design as submitted (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
  - The City Council on November 18<sup>th</sup> approved the Single Family and Duplex Design Guidelines.
- iv. Committee Activities
- v. Upcoming Agenda Item

## 10. ADJOURNMENT

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

Prepared by:   
Yen Chen  
Associate Planner

Approved:   
Gloria Sciara, AICP  
Development Review Officer

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