



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**

Wednesday, February 4, 2015 – 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 6:05 p.m.

2. ROLL CALL

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

Staff present: Payal Bhagat, Assistant Planner II, Architectural Committee Liaison

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

- None.

1. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

2. 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.

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10771**
Location: 3590 Homestead Road, a 0.36 acre parcel located at the intersection of Homestead Road and Lawrence Expressway, APN: 293-02-029; property is zoned CC-Community Commercial
Applicant: Angela Murphy
Owner: Marchese Family Property
Request: **Architectural review** to allow interior and exterior tenant improvements with up to 60 outdoor seats to convert an existing restaurant into a Specialty's Café and Bakery.
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. Project representation included the applicant and their design team.

Ms. Bhagat reviewed the proposal and noted that the applicant will submit for a use permit to permit outdoor dining and architectural review for the signs under a separate application. The applicant described the overall the design scheme and layout of the proposed café. The Committee did not express any concerns regarding the proposal.

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

1. The applicant shall work staff to extend the wrought iron fence around the subject property and consistent with the adjacent property and work on a comprehensive landscape plan. The fence shall have a gate in order to allow access to the café from the sidewalk.

8.B. File No.(s): **PLN2014-10841**
Location: 309 Howard Drive, a 6,365 square foot lot located near the intersection of Howard Drive and Hancock Drive, APN: 316-13-049; property is zoned R1-6L-Single-Family
Applicant: Xin Yang
Owner: Shih-Kuang Chu
Request: **Architectural review** to allow a new second story addition to an existing 1,983 square foot home resulting into a five bedroom 3,069 square foot residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
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. Representation for this item included the property owner, the project designer, and neighbor Ms. McDanid.

Ms. Bhagat reviewed the project and noted that staff did have some concerns regarding the location of the proposed second floor windows and potential impacts on privacy. The neighbor Ms. McDanid stated that the way the property is positioned, its second story windows can look into neighbor's back yards down the street. The Committee members shared staff concerns.

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

1. The applicant shall revise the project such that window adjacent to the stairwell is a clear story window as seen from the mid-landing. A clear story window is minimum 5 feet from the finish floor to the sill-level, and
2. The applicant shall revise the project such that master bedroom windows looking into the backyard would be clear story windows with the sill-height at minimum five feet, and the bedroom 3 window on the south elevation shall be also changed to a clear story window at a sill-level of five feet.

8.C. File No.(s):	PLN2014-10849
Location:	210 Bel Ayre Drive, a 9,148 square foot lot located approximately 200 feet north from the intersection of Bel Ayre Drive and Cecil Avenue, APN: 303-21-017; property is zoned R1-6L-Single Family
Applicant/Owner:	David and Anna Quan
Request:	Architectural review to allow a 1,403 square foot addition to an existing 2,217 square foot home resulting in potential five bedroom 3,620 square foot home.
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 and neighbors Ms. Jane and Ms. Tracie.

Ms. Bhagat introduced the project and noted that staff found the height of the entrance porch. The neighbors thought that the proposed design was consistent with the adjacent homes on the street. The Committee expressed concerns about the height of the entrance porch roof and the height of the stone veneer height on the porch columns.

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

1. The applicant shall revise the plans to reduce the height of the front porch to match of the front addition. The revised plans should also reduce the height of the stone veneer on the entrance porch columns to match the height of the stone veneer proposed on the garage,
2. The applicant shall use cement fiberboard trim around for the window/door exterior trim, fascia, and along roof eaves
3. The applicant is allowed to work with staff to change the change the board siding to stucco.

8.D. File No.(s): **PLN2015-10878**
Location: 3000 Bowers Avenue, a 7.19 acre site located at the intersection of Bowers Avenue and Central Expressway, APN: 216-48-033; property is zoned ML-Light Industrial
Applicant/Owner: The Sobrato Organization
Request: **Architectural Review** to allow a two year extension of entitlements for two approximately 150,000 square foot building with associated parking and site improvements.
CEQA Determination: **Previously Adopted Final Environmental Impact Report**
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve, subject to 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. Representation for the proposal included the owner and their design team.

Ms. Fernandez reviewed the project proposal and noted that there are no changes suggested to the design or site improvements as part of the request. The Committee did not express any concerns regarding the requested extension.

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

9. OTHER BUSINESS


9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
 - The Committee reviewed the action taken on December 17, 2014 on project located at 250 Hillsdale Avenue and noted that:
 - That the applicant shall revise the plans to show one roof over the bay window and
 - The applicant shall revise the roof pitch to be 4 by 12 pitch in an effort to reduce the overall volume of the roof structure.
 - Distribution of the Amendment to an Initial Study/Mitigated Negative Declaration for Coronado Drive Data Center and Street Vacation Project
 - Staff noted that the Street Vacation was no longer part of the proposal.
- ii. Report of the Liaison from the Planning and Inspection Department
- iii. Committee/Board Liaison and Committee Reports
- iv. Committee Activities
- v. Upcoming Agenda Item
 - None

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on February 25, 2015, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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