



City of Santa Clara

**ARCHITECTURAL COMMITTEE
MEETING MINUTES**

Wednesday, February 25, 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: Mayor Jamie Matthews, Planning Commissioner Keith Stattenfield, and Planning Commissioner Raj Chahal

Staff present: Payal Bhagat, Assistant Planner II, Architectural Committee Liaison and Yen Chen, Associate Planner

HLC representative: Ms. Jeannie Mahan, Historical and Landmarks Commissioner

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

Mayor Matthews 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): **PLN2014-10542, PLN2012-09351, PLN2013-10106, and CEQ2014-01176**
Location: 1313 Franklin Street, 1092 Monroe Street, and 1350 Benton Street, three parcels totaling 1.04 acres located on the west side of Monroe Street between Franklin and Benton Street, APNs: 269-20-076, -077, -078; property is zoned PD-Planned Development
Applicant/Owner: Sanjeev Acharya, Silicon Sage Builders, LLC
Request: **Architectural review** to allow development of a mixed use project with 44 market rate condominium units, 14,500 square feet of ground floor retail, and associated improvements such as outdoor dining, parking, and landscaping.
CEQA Determination: **Previously Adopted Mitigated Negative Declaration**
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve, subject to conditions**

Notice: The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 500 feet. Project representation included the applicant and their design team.

Ms. Bhagat reviewed the project and noted that the project included enhanced streetscape with decorative stamped concrete pavers, outdoor dining, decorative lighting, landscaping, and other improvements. Ms. Bhagat also noted that no additional parking is proposed as part of the outdoor seating. Mayor Matthews noted that the project would be required to work with VTA to install an upgraded bus shelter. Mr. Stattenfield noted that there were no balconies fronting the single family residential properties. Staff noted that the only balconies proposed on that elevation were juliet balconies.

Motion/Action: The Architectural Committee approved the project subject to the following condition in addition to the conditions of approval for the rezoning of the site (3-0-0-0):

1. The applicant shall submit a master sign program for the project to be reviewed and approved by the Director of Planning and Inspection or his/her designee.

8.B. File No.(s): **PLN2013-09881 and CEQ2013-01166**
Location: 3032 Coronado Drive, a 2.72 acre parcel located north western corner of Coronado Drive and Stender Way, APN: 261-46-020; property is zoned ML-Light Industrial
Applicant/Owner: Jay DiMaggio, CoreSite

Request: **Architectural review** to allow demolition of the existing light industrial building and development of a 199,971 square foot, three story data center building with parking, landscaping and other associated improvements, and adopt a **Mitigated Negative Declaration** with amendments.

CEQA Determination: **Mitigated Negative Declaration**
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. Representation for this item included the property owner and project design team.

Ms. Bhagat reviewing the project and noted that the vacation of a portion of Coronado Drive is not part of the proposal. Ms. Bhagat also noted that the proposal includes modification to increase the building height to 71' 6" in order to accommodate the parapet screening the roof top equipment. She also noted that a small portion of the building is at 80' 6" to accommodate the stair and elevator penthouse structure. Ms. Bhagat also noted that proposed design of the data center is consistent with the other data center buildings. The Committee did not express any concerns regarding the proposal and recommended that the Zoning Administrator approve the requested modifications.

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

8.C. File No.(s): **PLN2014-10824**
Location: 410 North Winchester Boulevard, a 1.34 acre parcel located at the intersection of Winchester Boulevard and Sunny Vista Drive, APN: 303-02-013; property is zoned OA-Professional Office

Applicant: James L Zak
Owner: Anine Untiedt
Request: **Architectural review** to allow exterior tenant improvements including a new port cochere and entry canopy. *(Continued from January 21, 2015 Architectural Committee Meeting)*

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.

Ms. Bhagat reviewed the proposed changes to the design and noted that the proposal currently exceeded the allowable lot coverage under the zoning district and the project will need a variance. The Committee did not express any concerns regarding the design.

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

1. As part of the final architectural package, the applicant shall provide a landscaping plan that is designed to the satisfaction of Director of Planning and Inspection and
2. The applicant shall submit a separate sign application for staff's review and approval.

8.D. File No.(s): **PLN2015-10848**
Location: 344 Kellogg Way, a 5,390 square foot parcel located near the intersection of Atherton Drive and Kellogg Way, APN: 296-10-019; property is zoned R1-6L-Single-Family
Applicant/Owner: Juo Luo
Request: **Architectural Review** to allow 481 square foot one story addition to an existing 1,675 square foot residence making it a four bedroom 2,156 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 the proposal included the owner.

Ms. Bhagat reviewed the proposal and listed the conditions of approval recommended by the Historical and Landmarks Commission in review of the proposal. The Committee did express some concerns about the proposed three foot high front yard fence and recommended that the Zoning Administrator approve a modification to locate a six foot high fence at 16 foot front yard setback to create a front yard courtyard.

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

1. The Committee recommended that the Zoning Administrator approve a six foot high wooden fence to locate at a 16 foot front yard setback to create a front yard courtyard,
2. Applicant shall revise the plans to replace the window on the front elevation to a full length door,
3. The applicant shall revise the plans and elevations such that the proposed fascia for the addition matches the existing fascia.

8.E. File No.(s): **PLN2015-10852**
Location: 3064 Humbolt Avenue, a 9,867 square foot parcel located on the south side of Humbolt Avenue, approximately 75 feet east of Moraga Street, APN: 290-18-034; property is zoned R1-6L-Single-Family
Applicant: Chad Nguyen
Owner: Toan Nguyen
Request: **Architectural Review** to allow reconstruction and expansion of the existing 1,202 square foot residence, resulting in a two story 3,647 square foot residence with five bedrooms.
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. Representation for the proposal included the property owner, project designer, and neighbors Ms. Kim, Mr. Nguyen, and Ms. Tran.

Ms. Bhagat reviewed the proposal and noted that the applicant has worked through several design iterations in collaboration with staff. The Committee reviewed the proposal and did not express any concerns regarding the design.

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 the stone veneer wainscot on the front elevation is at a height of three to four feet above grade; and
2. The applicant shall work with staff to propose an alternate garage door design which is suitable for a single family residence and with simple detailing.

8.F. File No.(s): **PLN2015-10869**
Location: 1874 Catherine Street, a 5,524 square foot parcel located on the south side of Catherine Street, approximately 175 feet east of Scott Boulevard, APN: 269-08-005; property is zoned R1-6L-Single-Family
Applicant: Xin Yang
Owner: Wan Lee
Request: **Architectural Review** of the remodel and 485 square foot rear addition to an existing 1,698 square foot residence resulting into a four bedroom 2,065 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 the proposal included the property owner.

Mr. Chen reviewed the project and noted that the project was reviewed by the Historical and Landmarks Commission. 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 review the plans to include details retaining the front living room divided light window. If it becomes necessary to replace this window, the replacement window shall be a new divided light wood clad window.

8.G. File No.(s): **PLN2015-10909**
Location: 1868 Clay Street, a 5,000 square foot parcel located mid-block on Clay Street, APN: 269-01-036; property is zoned R1-6L-Single-Family
Applicant: Dan Fritscher
Owner: Julia Powers
Request: **Architectural Review** to allow interior remodel and addition to existing 1,258 square foot single story residence and a new second floor addition resulting into a 2,578 square foot five bedroom residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern

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 property owner and neighbors – Ms. Mg and Mr. Feung.

Ms. Bhagat reviewed the proposal. The neighbors adjacent to the project site expressed concerns regarding a bathroom window looking into their private yard. The property owner proposed minor alterations to the project fenestration for the proposed second floor. The Committee did not express serious concerns for the proposed project.

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

1. The applicant shall revise the second floor plans to show operable windows in bedroom 2 along the north west wall and in bedroom 1 along the north east wall,
2. The applicant shall revise the second floor plans to show bathroom window on the eastern wall as obscure or opaque window, and
3. The applicant shall note that all exterior lighting shall be equipped with light shield such that the light shines downwards and does not spill over on to the neighbor's yard.

8.H. File No.(s): **PLN2015-10918**
Location: 464 Muriel Court, a 14,231 square foot parcel located on Muriel Court near the intersection of Muriel Court and Luther Drive, APN: 294-31-023; property is zoned R1-6L-Single-Family
Applicant/Owner: David Sloan
Request: **Architectural Review** to allow interior improvements to the second floor loft area and convert it into a bedroom and add a bathroom resulting into a six bedroom 3,883 square foot residence. No exterior modifications are proposed.
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. Representation for the proposal included the property owner and neighbor Mr. Keith.

Ms. Bhagat reviewed the proposal. The neighbor noted that they did not have any concerns regarding the proposed changes.

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

8.I. File No.(s): **PLN2015-10926**
Location: 3580 Golden State Drive, a 5,000 square foot parcel located approximately 137 feet west from the intersection of Golden State Drive and Cherry Lane, APN: 269-01-036; property is zoned R1-6L-Single-Family
Applicant/Owner: Kimmy La

Request: **Architectural Review** to allow interior improvements and new roof to an existing 1,466 square foot house.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
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. Representation for the proposal included the property owner and designer.

Ms. Bhagat reviewed the proposal and noted that the proposed re-roof is inconsistent with the other single family residence in the neighborhood. The Committee reviewed the proposal and expressed concerns regarding proposed ornamentations and proposed varied roof pitches.

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

1. The applicant shall revise the elevations to remove the proposed decorative elements on the front elevation below the roof eaves and
2. The applicant shall review the proposed plans and elevations such that the roof pitches for the all the different roof is two and three quarters by twelve with the exception of the porch roof pitch.

8.J. File No.(s): **PLN2015-10932**
Location: 972 Maryann Drive, a 7,665 square foot parcel located approximately 170 feet south from the intersection of Maryann Drive and Arlene Drive, APN: 290-32-027; property is zoned R1-6L-Single-Family
Applicant/Owner: Hoai Dan Nguyen
Request: **Architectural Review** to allow interior improvements and 515 square foot one story addition to the rear of an existing 1,625 square foot house resulting into a 2,140 square foot four bedroom residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planner Intern
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 property owner and designer.

Ms. Bhagat reviewed the proposed project. The Committee did not express any concerns regarding the proposal.

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

1. The applicant redesigns the post of the side yard porch such that there is the required turning radius to allow the car to be parked in the deattached two car garage.

8.K. File No.(s): **PLN2015-10937**

Location: 2200 Mission College Boulevard, an approximately 23.5 acre site located at the intersection of Mission College Boulevard and Montague Expressway, APN: 104-48-008; property is zoned PD-Planned Development

Applicant: Josh Beckwith, JLM Energy, Inc.
 Owner: Brain Malekzadeh, Intel Corporation
 Request: **Architectural Review** to installation of 58 roof top turbines that are mounted on the parapet

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. Representation for the proposal included the property owner and adjacent property owner Mr. Ken.

Ms. Bhagat noted that the project has changed to include a total of 116 small wind turbines to be located on top of the penthouse and the rood parapet. Ms. Bhagat also noted that these turbines are small. She noted that the applicant might install the turbines in phases or might only install a portion of the turbine. The Committee did not express any concerns about the proposal. Ms. Bhagat noted that the turbines are not going to be located in any protected bird flight path and because of their since and number the project is categorically exempt from the California Environmental Quality Act (CEQA) under the Class 1 exemption.

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

8.L. File No.(s): **PLN2015-10938**
 Location: 184 Bel Ayre Drive, a 9,148 square foot parcel located mid-block on Bel Ayre Drive, APN: 303-21-020; property is zoned R1-6L-Single-Family

Applicant/Owner: Jonathan Brill
 Request: **Architectural Review** to allow a 961 square foot addition to an existing 1,609 square foot single story residence resulting into six bedrooms 2,570 square foot house.

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 the proposal included the property owner and designer.

Ms. Bhagat reviewed the proposal. The Committee expressed some concerns regarding the linear design of the project.

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
 - Referral to the Architectural Committee to review and provide direction on the

conceptual Master Sign Program for Irvine Company's Santa Clara Square Office Phases I, II, III, and Retail. The notice of the meeting for this item was posted within 500 feet of the site and was mailed to property owners within 500 feet. Representation for the proposal included the property owner.

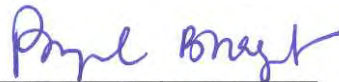
The Committee recommended approval of the Master Sign Program for Office Phases I, II, III, and Retail:

- The Master Sign Program included the re-location of the free standing pylon sign facing the freeway at 70 feet in overall height;
 - The Master Sign Program included the wayfinding signs at the corner of Augustine Drive and Bowers Avenue;
 - The proposed Santa Clara Square and Wholefoods signs on the garage were reviewed. The Committee noted that the size and location of the signs were acceptable. The Committee also noted the removal of the screening on the garage to accommodate the signs were an acceptable.
 - The applicant shall work with staff on the color and screening of the satellite dish as necessary.
 - The location of the satellite dishes on the parking garage was acceptable location.
- 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 March 18, 2015, at 7:00 p.m.

Prepared by:



Payal Bhagat
Assistant Planner II

Approved:



Gloria Sciara, AICP
Development Review Officer

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