



City of Santa Clara
**ARCHITECTURAL COMMITTEE
MEETING MINUTES**
Wednesday, December 17 – 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 6:15 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: 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

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): **PLN2014-10688**
Location: 4233 Rivermark Parkway, a 3,417 square foot lot located approximately 200 feet west of the intersection of Donegan Way and Rivermark Parkway, APN: 097-91-025; property is zoned PD-Planned Development
Applicant: David Huynh
Owner: Hock Tan and Yen C. Phua
Request: **Architectural review** to allow interior remodel of an existing home to convert the existing bonus room into a fifth bedroom. No external changes area proposed as part of this project.
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. Representation for this item included the owner and designer.

Ms Bhagat reviewed the proposal and noted that no exterior changes are proposed as part of the project. The Committee raised concerns regarding the lack of sufficient parking to support the proposed modification. Ms. Bhagat clarified that the property currently has two covered parking spaces and is not required by Santa Clara City Code to add additional parking spaces because of the proposed modification to the site.

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

7.B. File No.(s): **PLN2014-10764**
Location: 2186 Quinn Court, a 10,540 square foot lot located on Quinn Court near the intersection of Quinn Court and Quinn Avenue, APN: 216-09-062; property is zoned R1-6L-Single-Family
Applicant/Owner: Carolina Cuevas
Request: **Architectural review** to allow 564 square foot one story addition to the rear of an existing 2,316 square foot residence.
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. Representation for this item included the owner.

Ms. Bhagat reviewed the project and the Committee did not express any concerns regarding the proposed design.

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

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10538**
Location: 3772 Carlisle Avenue, a 6,732 square foot lot located approximately 100 feet east from the intersection of Gianni Drive and Carlisle Avenue, APN: 316-11-026; property is zoned R1-6L-Single-Family
Applicant: George Novisky
Owner: Mr. Yang
Request: **Architectural review** to allow the demolition of the existing 1,248 square foot home and build a new two-story 3,304 square foot five bedroom residence. *(Continued from October 15, 2014 Architectural Committee Meeting)*
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
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 property owner, the project designer, and representation from the neighborhood including Mr. Douglas, James Croxton, Rob Medfin, Jeanne O' Grady, Denis Mendez, and Sharon Darson.

Ms. Bhagat review the project and explained that staff's concerns regarding the proposal including windows impeding privacy, mass, scale, height, and the incompatible architectural style the project design. The Committee reviewed the design and expressed concerns about the scale of the project, the height of the proposed roof, the flat roof front entrance, the balcony to facing the rear yard, and windows fronting the adjacent neighbors. Several neighbors spoke against the proposal. Some of the concerns included incompatible architectural design with the neighborhood, impact to privacy, inconsistency with the development patterns, and detrimental to the neighborhood wide property values.

Motion/Action: The Architectural Committee continued the project for a redesign to January 21, 2015 Architectural Committee Meeting, subject to the following recommendations (3-0-0-0):

1. Applicant shall revise the plans such that no balconies are facing the back yard,
2. Applicant shall revise the plans to reduce the height of the front porch and change the roof to a gable end or pitched roof to be consistent with the ranch architectural style,
3. Applicant shall reduce the height of the circular element of the living room such that the maximum height of the roof is 14 feet to the top of the roof,
4. Applicant shall revise the plans to provide clear story windows for those windows fronting the neighboring property in the second floor master bedroom. The minimum sill height of the windows shall be six feet, and
5. Applicant shall revise the plans to change the front elevation windows in the living room from arched to rectangular shape to have consistency with the ranch architectural style.

8.B. 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 new 480 square foot accessory structure and a **Zoning Administrator Modification** to allow an increase in the maximum new accessory dwelling unit area from 640 square feet to 657 square feet to allow a front porch on the accessory dwelling unit.
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. Project representation included the applicant.

Ms. Bhagat reviewed the project and noted that the applicant has a lot of debris and nonoperational vehicles on the site, which they need to remedy as part of this project. The Committee reviewed the project design and did not express any concerns regarding it.

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

1. Parking shall only be allowed on paved surfaces. No parking shall be allowed on the front yard landscaped area,
2. The existing tree in the backyard adjacent to the proposed secondary dwelling unit shall remain and shall be maintained during construction,
3. All non-operational vehicles shall be removed from the property, and
4. All debris will need to be cleaned from the property.

8.C. File No.(s): **PLN2014-10743**
Location: 2166 Quinn Court, a 10,454 square foot lot located on Quinn Court near the intersection of Quinn Court and Quinn Avenue, APN: 216-09-064; property is zoned R1-6L-Single-Family
Applicant: Mark Perham
Owner: James and Stella Harris
Request: **Architectural Review** to allow a 457 square foot one story addition to an existing 1,193 square foot main house resulting into a 1,650 square foot four 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 owner and designer.

Ms. Bhagat reviewed the project and noted that the proposed roof design is inconsistent with the adjacent neighboring properties. The applicant explained that the roof design has been modified to minimize water retention and dry rot issues. The Committee did not have any concerns regarding the proposal.

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

8.D. File No.(s):	PLN2014-10754
Location:	750 Walsh Avenue, a 3.3 acre site located 530 feet east from the intersection of Walsh Avenue and Lafayette Street, APN: 224-04-076; property is zoned MH-Heavy Industrial
Applicant:	Richard Pedley
Owner:	DH Smith Family
Request:	Architectural Review to allow a 52,500 square foot warehouse addition to an existing 10,239 building resulting into 67,027 square foot industrial building.
CEQA Determination:	Categorically Exempt per CEQA Section 115332, 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. Project representation included the property owner and the architect.

Ms. Bhagat reviewed the project design and noted that the applicant is deficient three parking spots. The Committee reviewed the design and did not have any concerns regarding the project.

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

1. The applicant shall revise the parking plan to accommodate three additional parking spaces, and
2. The applicant shall work with staff to finalize the landscape plan such that the project includes minimum 24 inch box along the front property line for enhanced streetscape.

8.E. File No.(s):	PLN2014-10774
Location:	1769 Jones Avenue, a 5,610 square foot lot located approximately 87 feet south from the intersection of Jones Avenue and Fowler Avenue; APN: 220-07-101; property is zoned R1-6L-Single-Family
Applicant:	Jack Lin
Owner:	Wei Ren
Request:	Architectural Review to allow a 753 square foot one story addition to an existing 1,468 square foot house resulting into a four bedroom 2,221 square foot one story residence and Zoning Administrator Modification to reduce the front yard setback from required 20 feet to 16 feet and increase lot coverage to 40.2 percent.
CEQA Determination:	Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner:	Debbly 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. Representation for the project included the neighbor and neighbor, Mr. Solanki.

Ms. Bhagat reviewed the proposal and noted staff's concerns regarding the location of the washer and dryer and the height of the proposed addition. The Committee expressed concerns regarding the height of the proposed addition and the entrance porch. The Committee noted that because the proposal includes a modification to increase the lot coverage, that a second story expansion of the structure shall not be permitted.

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

1. The applicant shall revise the elevation such that the height of the roof plate so that the addition is not greater than nine feet,
2. The applicant shall revise the elevation such that the height of the entrance porch shall be lower than the total height of the new addition and existing roof,
3. The applicant shall revise the plans to relocate the washer and dryer from the garage into the house, and
4. The applicant is advised that since their house is granted lot coverage greater than 40 percent allowed per Santa Clara City Code, that the house will not be permitted to add a second story in its current configuration.

8.F. File No.(s):	PLN2014-10775
Location:	250 Hillsdale Avenue, a 7,603 square foot lot located at the intersection of Hillsdale Avenue and Magellan Avenue, APN: 316-16-005; property is zoned R1-6L-Single-Family
Applicant:	Azadeh Mascous
Owner:	Ninad Phadke
Request:	Architectural Review to allow a 696 square foot one story addition to an existing 2,053 square foot house resulting in up to six bedrooms 2,281 square foot one-story residence.
CEQA Determination:	Categorically Exempt per CEQA Section 15301, Existing Facilities
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. Representation for this item included the applicant.

Ms. Bhagat reviewed the proposal with the Committee and noted that staff had concerns about the complicated roof form, the access to the rear yard from two bedrooms, and location of the closet in the garage. Staff also expressed concerns about the layout of the study room and family room. The Committee expressed concerns regarding the height and over all massing of the roof.

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

1. The applicant shall revise the plans to remove the closet out of the garage,
2. The applicant shall revise the plans to remove the door leading into the backyard from the bedroom, and

3. The applicant shall lower the overall height of the roof by two to three feet and simplify the roof design to the extent possible.

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 Item

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on January 21, 2015, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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