



City of Santa Clara

**ARCHITECTURAL COMMITTEE  
MEETING MINUTES**

**Wednesday, January 21, 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 6:07 p.m.

**2. ROLL CALL**

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

Staff present: Payal Bhagat, Assistant Planner II, Architectural Committee Liaison 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
- B. Continuances without a hearing
  - Ms. Bhagat informed the Committee that the application for the project at 4703 Mangrum Drive has requested a continuance of the item to future Architectural Committee meeting date. She also noted that staff would send out a new notice outlining the new hearing date and project description
- C. Exceptions (requests for agenda items to be taken out of order)

**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):** **PLN2014-10746**  
**Location:** 3468 Cabrillo Avenue, a 5,508 square foot lot located mid-block on Cabrillo Avenue, APN: 220-10-105; property is zoned R1-6L-Single-Family  
**Applicant:** Creative Idea Inc.  
**Owner:** Jack Huh  
**Request:** **Architectural Review** to allow demolition of existing sheds and covered porch and construct a 447 square foot addition resulting into four bedroom 2,124 square foot single story residence.  
**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 property owner and neighbor Mr. Bob.

Ms. Bhagat reviewed the project with the Committee. The Committee and the neighbor did not express any concerns regarding the proposal.

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

**7.B. File No.(s):** **PLN2014-10799**  
**Location:** 1422 Rosalie Drive, a 8,190 square foot lot located at mid-block on Rosalie Drive near the intersection of Rosalie Drive and Anna Drive, APN: 290-08-065; property is zoned R1-6L-Single-Family  
**Applicant:** Hau-Ching Liao  
**Owner:** Taimei Yeh  
**Request:** **Architectural review** to allow interior improvement to an existing one story single family residence resulting into a residence with potentially five bedrooms. No exterior changes are proposed.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
**Project Planner:** Shaun Lacey, AICP, 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 property owner Mr. & Mrs. Heiser, Ms. Rosalie Wilson, Mr. James, Mr. and Mrs. De Freitas, and Ms. Maureen Scharberg.

Ms. Bhagat introduced the project to the Committee. A number of residents expressed concern that the home could be used as a multi-tenant home and requested that the remodel be denied. Mr. Lacey stated that the lot was large enough to accommodate an attached second living unit and that the remodel was within the limits of a single-family residential use. The Committee had concerns and expressed that the design of the proposed interior remodel was compartmentalized.

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

1. The dining room and living room entrances shall be widened to a minimum of six feet to provide a more open floor plan.

**7.C. File No.(s):** **PLN2014-10814**  
**Location:** 78 Michael Way, a 6,353 square foot parcel located mid-block on Michael Way, APN: 296-15-052; property is zoned R1-6L-Single-Family  
**Applicant:** Zsuzsanna Cionca  
**Owner:** Ashish Chotai  
**Request:** **Architectural Review** to allow a 624 square foot addition to an existing 1,861 square foot house resulting in a 2,497 square foot one-story four bedroom residence.  
**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 property owner and neighbor Mr. Jonny Liao.

Ms. Bhagat introduced the project. The Committee and the neighbor did not express any concerns regarding the proposed design.

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

**7.D. File No.(s):** **PLN2014-10838**  
**Location:** 151 Brian Lane, a 5,663 square foot lot located at mid-block on Brian Lane, APN: 296-13-030; property is zoned R1-6L-Single-Family  
**Applicant/Owner:** Avinash Naidu  
**Request:** **Architectural Review** to allow a 485 square foot addition to an existing 1,616 square foot single story residence resulting into a four bedroom 2,101 square foot residence.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
**Project Planner:** Shaun Lacey, AICP, 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 the project included the applicant.

Ms. Bhagat introduced the project. The Committee noted its support for 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): **PLN2014-10536**  
Location: 1373 Benton Street, a 7,637 square foot parcel located at the intersection of Madison Street and Monroe Street, APN: 269-13-065; property is zoned R1-6L-Single-Family  
Applicant: Janice Kamachi  
Owner: Desiderio Rodrigues  
Request: **Architectural review** to allow legalization of a sun room into a laundry room to the rear of the house, interior improvements, and development of a new habitable basement with one great room and a full bathroom. The project includes demolition of demising walls erected in the habitable basement without permits to make bedrooms.  
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 neighbor Mr. Larry Guerrero.

Ms. Bhagat reviewed the project and noted that the proposal was reviewed by the Historical and Landmarks Commission. She noted that the Historical and Landmarks Commission recommended approval of the proposed changes to the project site. The Committee reviewed the proposal and did not express any concerns regarding the proposed changes. The neighbor expressed concerns regarding the property being rented as student housing. The applicant made it clear that the basement cannot be used under building code as sleeping area since it does not meet the required egress requirements for a bedroom.

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

**8.B.** 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 17, 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, Jeanne O' Grady, Denis Mendez, and Sharon Darson.

Ms. Bhagat reviewed the changes made to the project design. She also explained staff's concerns regarding the proposal which included massing and scale, privacy impacts, and neighborhood compatibility. The Committee reviewed the design and expressed concerns about the chimney, unused space on the second floor around the proposed balcony, and the height of the entrance porch. Several neighbors expressed concerns and spoke against the project. Some of the concerns included, impacts on privacy due to the second story front yard balcony, incompatible architectural style, inconsistency with the existing neighborhood development patterns, and mass and scale of 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 plans to reduce the height of the front entrance feature to maximum 15 feet height. It is the recommendation of the Committee that the entrance feature could be a flat roof or a pitched roof design. It is also the recommendation of the Committee that the entrance door to the house shall be squares to reduce the height and match the front entrance porch profile,
2. The applicant shall revise the plans to have clear story window a minimum of six feet above the finished floor in the second story master bedroom fronting the side yard,
3. The Architectural Committee recommends using opaque glass in the bathroom window above the tub fronting the street, and
4. The applicant shall revise the plans to shrink the second floor balcony fronting the street to a maximum five feet by eight and a half feet. The applicant shall be allowed to move the door from the hall way out in order to reduce the balcony size.

**8.D. File No.(s):** **PLN2014-10647**  
**Location:** 1149 Scott Boulevard, a 7,800 square foot lot located approximately 70 feet north from the intersection of Scott Boulevard and Benton Street, APN: 269-11-065; property is zoned R1-6L-Single Family  
**Applicant:** Mark Bayod  
**Owner:** Myong Ha Kang  
**Request:** **Architectural review** to allow demolition of an existing non-permitted accessory structure to the rear of the property and addition of a 448 square foot one story room to the rear of the existing 1,920 square foot house resulting into a four bedroom 2,368 square foot residence.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
**Project Planner:** Shaun Lacey, AICP, 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 applicant.

Mr. Lacey introduced the project and noted the existing nonconforming disposition of a garage and breezeway. The applicant spoke in support of the proposal and answered questions from the Committee. The Committee reviewed the project design and noted its support for the proposal.

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

**8.E. File No.(s):** **PLN2014-10706**  
**Location:** 1091 Kiely Boulevard, a 6,922 square foot lot located at the intersection of Kiely Boulevard and Benton Street, APN: 290-28-006; property is zoned R1-6L-Single-Family  
**Applicant/Owner:** Shih H Chen  
**Request:** **Architectural Review** to allow a 580 square foot one and two story addition to an existing 2,070 square foot house resulting into a potential five bedroom 2,157 square foot residence.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
**Project Planner:** Shaun Lacey, AICP, Assistant Planner II  
**Recommendation:** **Continue, 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 designer.

Mr. Lacey introduced the project and noted staff's concerns associated with the proposed location of the second story, the scale of the first-story walls and the roof pitch. The applicant spoke in support of the project, noting that modifications could be made to address staff's concerns about integrating the second story addition. The Committee noted that with some significant changes to the positioning of the second floor and scale of the walls, they could support the project.

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

1. The roof pitch shall be lowered per the direction of staff;
2. The second story shall be set further over the first story per the direction of staff; and
3. The first story walls shall lowered to a maximum height of nine feet.

**8.F. File No.(s):** **PLN2014-10735**  
**Location:** 189 Brookside Avenue, a 14,374 square foot lot located at the intersection of Brookside Avenue and Forest Avenue, APN: 303-22-001; property is zoned R1-6L-Single-Family  
**Applicant/Owner:** Eron Jokipii  
**Request:** **Architectural Review** to allow demolition of the existing 1,300 square foot single family residence and construct a new 1,816 square foot two story residence with a new full basement and potentially four bedrooms, 615 square foot detached garage, and a 633 square foot accessory dwelling unit.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15303, New Construction  
**Project Planner:** Shaun Lacey, AICP, 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 owner, the project designers, and neighbors including Ms. Marcel, Ms. Johnson and Ms. Matulich.

Mr. Lacey introduced the project, noting that the project required a height modification for the second living unit, and that the Historical and Landmarks Commission reviewed the proposal at its January 8, 2015 meeting and recommended approval of the project as proposed. Staff also noted concerns associated with the design concept in context with the Residential Design Guidelines. The applicant and owner spoke in support of the proposal, noting that the footprint of the buildings would be substantially similar to the existing layout of the property. Several members of the community also spoke in favor of the design. The Committee noted its support for the demolition of the existing home and noted that the proposed new house replaces the existing home in the same footprint and architectural style. They also recommended that the Zoning Administrator approve the proposed modification.

**Motion/Action:** The Architectural Committee approved the demolition of the existing home and the construction of the proposed house (3-0-0-0).

|                          |   |
|--------------------------|---|
| <b>8.G. File No.(s):</b> | <b>PLN2014-10786</b>  |
| Location:                | 2615 Meadowbrook Drive, a 7,210 square foot lot located at mid-block on Meadowbrook Drive near the intersection of Meadowbrook Drive and Amethyst Drive; APN: 216-19-076; property is zoned R1-6L-Single-Family |
| Applicant:               | Kenny Yip and Jing Xiao   |
| Owner:                   | Zhen Ming Zeng  |
| Request:                 | <b>Architectural Review</b> to allow a one story 1,725 square foot addition to an existing 1,150 square foot residence resulting into five bedroom 2,875 square foot residence.                                 |
| CEQA Determination:      | <b>Categorically Exempt</b> per CEQA Section 15301, Existing Facilities   |
| Project Planner:         | Yen Chen, Associate Planner   |
| <b>Recommendation:</b>   | <b>Approve, subject to conditions</b>   |

**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 owner and designer.

Ms. Bhagat reviewed the project design and described that changes the applicant had made to the proposal in response to staff's comments. The Committee did not have any concerns regarding the proposal.

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

1. The Committee recommended that the applicant move the door to bedroom #2 fronting the hallway,
2. The applicant shall revise the plans to change the two door garage into a one minimum 15 feet wide garage door, and
3. The Committee recommended that the proposal be revised to add a shed roof entrance. The Committee recommended that the Zoning Administrator allow a modification in order to incorporate the additional lot coverage necessary for the porch addition.

**8.H. File No.(s):** **PLN2014-10803**  
**Location:** 3448 Cecil Avenue, a 8,276 square foot lot located near the intersection of Cecil Avenue and Tyler Avenue, APN: 303-20-043; property is zoned R1-6L-Single-Family  
**Applicant:** Peter Luchiewicz  
**Owner:** Becky King  
**Request:** **Architectural Review** to legalize and allow a new 558 square foot accessory dwelling unit resulting into a fifth bedroom. The property currently has 1,472 square foot main house and 703 square foot garage and workshop in the rear yard.  
**CEQA Determination:** **Categorically Exempt** per CEQA Section 15303, New Construction  
**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 and member of the community including Mr. Marcel, Ms. Tracie Johnson, Ms. Jane Matulich, and Mr. Srivatsam Kannam.

Mr. Lacey introduced the project to the Committee and noted the existing nonconforming disposition of the second living unit. The applicant and owner spoke in favor of the proposal to legalize the second living unit and answered questions from the Committee. Several members of the community spoke in favor of the proposed concept, but wanted the owner's commitment to maintaining a visually-pleasing property. The Committee noted its support for the project.

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

1. The driveway shall remain free and clear to provide adequate on-site parking,
2. Prior to issuance of a building permit, the applicant shall work with staff on providing a landscape plan for the front yard, and
3. The existing storage sheds in the rear yard shall be removed prior to final inspection.

**8.I. File No.(s):** **PLN2014-10805**  
**Location:** 2359 Harrison Street, a 7428 square foot lot located at the intersection of Harrison Street and Barbara Drive; APN: 290-08-052; property is zoned R1-6L-Single-Family  
**Applicant:** Aaron Winkebleck  
**Owner:** James and Mary Volore  
**Request:** **Architectural Review** to allow a 585 square foot accessory dwelling unit **Zoning Administrator Modifications** to allow reduction in the rear yard and street side yard setback to 15 feet and 11 feet four inches.  
**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 project included the project designer and neighbor Ms. Linda Davis.



Ms. Bhagat introduced the project. The Committee did not have any concerns regarding the proposal.

**Motion/Action:** The Architectural Committee approved the project design and recommended approval of the requested Zoning Administrator Modifications (3-0-0-0).

**8.J.** File No.(s): **PLN2014-10808**  
Location: 3314 Marchese Court, a 6,420 square foot lot located at the corner of Marchese Court and Marchese Way; APN: 216-24-038; property is zoned R1-6L-Single-Family  
Applicant: Dung Dong  
Owner: Vinh Vo  
Request: **Architectural Review** to allow a 610 square foot one story addition to an existing 1,535 square foot single story residence resulting in a four bedroom 2,145 square foot home.  
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 project included the project designer and property owner.

Ms. Bhagat reviewed the project and outlined staff concerns which included location of the washer and dryer encroaching into the required clear interior garage dimensions, the double gabled roof proposed over the proposed addition, and the proposal exceeds the required lot coverage and would require a Zoning Administrator Modification. The Committee expressed concerns about the increased lot coverage and the location of washer/dryer in the garage.

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

1. The applicant shall revise the site plan to relocate the washer/dryer into the house and keep the garage clear to park cars,
2. The applicant shall be allowed to either flush the new addition with the garage wall if the Zoning Administrator is willing to issue a modification provided that they reduce the overall addition in a manner that would not increase the lot coverage beyond required 40 percent, and
3. The applicant shall be required to remove the existing sheds currently located in the side yard setback.

**8.K.** 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: Annie Untiedt  
Request: **Architectural Review** of exterior tenant improvements including a new port cochere and entry canopy.

CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities  
Project Planner: Shaun Lacey, AICP, 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 project included the project designer.

Mr. Lacey introduced the project to the Committee, noting design concerns with regards to how the proposed entry lacked integration into the existing building. Mr. Lacey also noted that the project requires a lot coverage variance to exceed the allowable limit as prescribed in the Zoning Regulations. The applicant spoke in favor of the proposal, noting that the design concept was a departure from the existing design concept to add visual interest to the building from the street. The Committee expressed concerns about the manner in which the entry feature integrates into the building and suggested that the project be continued to a later date to allow the applicant propose an alternative design concept.

**Motion/Action:** The Architectural Committee continued the project to the February 25, 2015 meeting subject to a redesign of the entry (3-0-0-0):

1. The applicants redesign the proposal such that it is less angular and complementary to the architectural style of the existing building.

## 9. OTHER BUSINESS

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

- i. Announcements/Other Items
  - Review of the Neighborhood Preservation Ordinance
- 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 February 4, 2015, at 6:00 p.m.

Prepared by:   
Payal Bhagat  
Assistant Planner II

Approved:   
Gloria Sciara, AICP  
Development Review Officer

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