City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING AGENDA

Wednesday, November 14, 2012 – 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

2. ROLL CALL

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

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)

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):	**PLN2012-09490**
	Location:	3003 Monroe Street, 5,936 square foot parcel located east side of Monroe Street approximately 325 feet south of Chromite Street (APN 216-18-028). Property zoned Single Family (R1-6L).
	Applicant/Owner:	Sean Khuu and Jingyan Zhang
	Request:	First floor and second story addition to an existing single family residence.
	CEQA Determination:	Categorically Exempt per CEQA Sections 15303
	Project Planner:	Debby Fernandez, Associate Planner
	Staff Recommendation:	**Approve**, subject to conditions
8.B.	File No.(s):	**PLN2012-09176/CEQ2012-01144**
	Location:	3499 The Alameda, a 0.40 acre parcel located at the southwest intersection of The Alameda and Harrison Street (APN: 269-16-069). Property is zoned Light Industrial (ML).
	Applicant:	Gabriel Cervantez, Barry Swenson Builder
	Owner:	LHL Partners, LLC
	Request:	Architectural Review to construct six attached and detached two-story single family dwellings.
	CEQA Determination:	Mitigated Negative Declaration
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Approve**, subject to conditions

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

- Single Family and Duplex Design Guidelines Update

ii. Report of the Liaison from the Planning and Inspection Department

iii. Committee/Board Liaison and Committee Reports

iv. Committee Activities

v. Upcoming Agenda Items

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on December 5 , 2012, at 6:00 p.m.

Prepared by: Yen Chen
Yen Chen
Associate Planner

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer

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