

City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING MINUTES

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 hearings 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

The following Committee Members responded to roll call: Councilmember Patricia Mahan and Planning Commissioner Keith Stattenfield and Planning Commissioner Debra Costa

Volunteer Architectural Advisor: Sam Maliniak, AIA

Staff present: Associate Planner Yen Han Chen and Planning Intern Steve Le

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 None
- B. Continuances without a hearing None
- 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

8. PUBLIC MEETING 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

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 of the project site.

Discussion: Mr. Chen gave a brief description of the project and presented photographs of adjacent properties. Mr. Sean Khuu presented revised second story elevations. The Committee reviewed the request to offset the second story façade and remove the upper bay window projections. The Committee discussed concerns over privacy intrusion from the second story balcony.

The public comment period was opened and closed with no public comments received.

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

- 1) Incorporating the proposed change to offset the second story façade.
- 2) Install a privacy screen on the north side of the balcony.
- 3) Provide corrected dimensioned plans to Planning Division for review and approval.

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

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet.

Discussion: Committee Member Costa recused herself and informed those present that she will be participating as the owner of the adjacent property.

Mr. Chen gave a brief description of the project and summarized the City Council approval. He reviewed the Planning Commission recommendations. Mr. Mathew Love, owner, and Mr. Daniel Sell from Barry Swenson Builder summarized the key architectural elements. Mr. Sell presented color and sample board of the materials to be used on the project. He also provided colored elevation drawings showing the proposed color scheme for the units. Mr. Chen noted limitations on planting trees along the Harrison Street frontage due to the underground utilities. The Committee reviewed the location of the egress windows and sliding patio doors. The Committee suggested shifting or reducing the size of the larger windows to limit privacy impacts upon the neighbors. The Committee reviewed the landscape plans and discussed the possibility of relocating the transformer pad. The Committee reviewed the location of each one of the patio doors and discussed making them into windows due to the limited size of the yard and setback to property line. The Committee also discussed making the yard gates see-through to improve safety.

The public comment period was opened. Ms. Debra Costa, adjacent property owner, noted her concerns over privacy and requested a masonry wall be required. She expressed concerns over possible use of the residences as student housing. Ms. Costa also requested that the Chinese Pistache trees not be the female variety which litter seed pods. She commented that it was a good idea to have see-through gates into the side yards for security purposes. Mr. Fred Zillmer stated his concerns over the density and height of the proposed project. He commented that the project does not have adequate parking and showed photos of the parking situation on Harrison Street. Mr Gabriel Cervantez from Barry Swenson Builder suggested allowing the larger size windows and having the lower portion obscured. The public comment period was closed.

Mr. Chen stated that a six foot high redwood fence is proposed for the perimeter between the project and neighboring single family dwellings. He noted that good neighbor wood fences have been approved in new developments if there is agreement by the neighboring property owners, otherwise at the time of new construction a solid fence of masonry six feet high shall be installed.

Motion/Action: The Architectural Committee approved the project (2-0-1-0, Costa abstaining), subject to the following:

- 1) Install a solid fence of masonry six feet high at the perimeter between the project and neighboring properties.
- 2) Install female Chinese Pistache trees and work with the City Arborist on adding color to the plant palate along Harrison Street.
- 3) Investigate the possibility of relocating and undergrounding the transformer pad with Silicon Valley Power.
- 4) Provide see-through gates in the side yards, such as rod iron.
- 5) Remove the proposed patio doors on Units 2, 3, 4, 5, and 6.
- 6) Allow patio door to be installed facing west on Unit 5.
- 7) Allow windows in place of the proposed patio doors.
- 8) Reduce the full size south facing windows in Bedroom 4 in Units 3 and 4.
- 9) Reduce the two full size windows to one window for egress in Bedroom 2 in Units 3 and 4.
- 10) Reduce the full size windows facing south and east with the corner window facing east to be the egress window in Bedroom 2 in Unit 5.
- 11) Reduce the full size window facing east in Bedroom 2 and 4 in Unit 6.
- 12) Allow full size egress windows facing south in Bedroom 2 and Master Bedroom.
- 13) Allow all windows to be operable and not fixed.

9. OTHER BUSINESS

- 9.A. Committee Procedures and Staff Communications
 - i. Announcements/Other Items
 - Single Family and Duplex Design Guidelines Update
 - The Committee discussed the possibility of reviewing the Design Guidelines within the first quarter of 2013.
 - ii. Report of the Liaison from the Planning and Inspection Department
 - City Council Actions
 - No Discussion.
 - 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

Associate Planner

Approved:

Gloria Sciara, AICP

Development Review Officer

I:\PLANNING\2012\AC 2012\11-14-12\AC111412 min.doc