



City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING AGENDA

Wednesday, December 5, 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.

7.A. File No.(s): **PLN2012-09484**
Location: 3600 Juliette Lane, a 11.09 acre parcel located 1000 feet south of Mission College Boulevard (APN 104-39-021) Property zoned Planned Development (PD).
Applicant: Jeff Silver, Solar City
Owner: Intel Corporation (Attn: Toan Cao)
Request: Architectural Review of a solar system installation in parking lot; the project proposes the removal of 66 trees, replanting of 66 trees on-site, and planting 66 trees off-site within the City of Santa Clara
CEQA Determination: Categorically Exempt per CEQA Sections 15301
Project Planner: Marge Sung, Associate Planner
Staff Recommendation: Approve, subject to conditions

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2012-09258**
Location: 3840 De La Cruz Boulevard, 7,500 square foot parcel located 500 feet south of Montague Expressway (APN 101-23-061); property is zoned Single Family (R1-6L)
Applicant: Joe Mendes
Owner: Melissa Jeuck
Request: **Architectural Review** of a second story addition; request is to amend Architectural Committee condition of approval to allow use of stucco for exterior siding material
CEQA Determination: Categorically Exempt per CEQA Sections 15301 & 15303
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: Approve, subject to conditions

8.B. File No.(s): **PLN2012-09064**
Location: 3175 El Camino Real, a 3.4 acre parcel located on the north side of El Camino Real approximately 140 feet west of Calabazas Boulevard (APN: 220-01-056). Property zoned Planned Development (PD).
Applicant: Citation Homes Central
Owner: Frank Bowers, Car Town Santa Clara LLC
Request: **Architectural Review** to construct a four-story, 133-unit multifamily housing development with 223 parking spaces, landscaping, site amenities and improvements.
CEQA Determination: Certified Environmental Impact Report
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.C. File No.(s): **PLN2007-06802**
Project Name: Gallery at Central Park Project
Location: 900 Kiely Boulevard, consisting of two parcels with a combined area of 26± acres located at the northwest and southwest corners of Kiely Boulevard and Kaiser Drive (APNs 290-26-022 and 024). Property is zoned Planned Development-Master Community (PD-MC).
Applicant: Prometheus Real Estate Group
Owner: Fairfield Residential

Request: **Architectural Review** of an approved development area plan in the master community for the Gallery at Central Park Project. The proposal is for the Row Houses and Townhouse project area in Development Area Plan Two and Three.

CEQA Determination: Gallery at Central Park Project Environmental Impact Report

Project Planner: Gloria Sciara, AICP, Development Review Officer

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 January 2, 2013, at 6:00 p.m.

Prepared by: 
Yen Chen
Associate Planner

Approved: 
Gloria Sciara, AICP
Development Review Officer

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