City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING AGENDA

Wednesday, November 13, 2013 – 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):	**PLN2013-10067**
	Location:	3275 Stevens Creek Boulevard, a 0.61 acre parcel near the intersection of Stevens Creek Boulevard and Henry Avenue, A.P.N. 303-18-022; property is zoned CT (Thoroughfare Commercial)
	Applicant/Owner:	Yeganeh Amirriazi
	Request:	**Architectural Review** for outdoor seating for a bakery, consisting of up to 12 seats
	CEQA Determination:	Categorically Exempt per Section 15301, Existing Facilities
	Project Planner:	Shaun Lacey, AICP, Assistant Planner II
	Recommendation:	**Approve**, subject to conditions

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

8. PUBLIC HEARING ITEMS

8.A.	File No.(s):	**PLN2013-09860/CEQ2013-01162**
	Location:	4800 and 4980 Great America Parkway, a 4.6 acres site at the northwest corner of Great America Parkway and Old Glory Lane, APNs: 104-04-115 & 152; properties zoned Light Industrial (ML)
	Applicant:	Tim Steele, The Sobrato Organization
	Owner:	Murphy Road Apartments, a California Limited Partnership
	Request:	**Adoption of Mitigated Negative Declaration and Architectural Review** for construction of a new 170,689 square foot, five-story office building in conjunction with the demolition of an existing 71,000 square foot, five-story office building and addition of two parking levels to an existing three-level parking structure. The proposal includes a request for Zoning Administrator Modification to increase maximum building height of the new office structure from 70' to 85' and apply the uniform parking stall dimension standard of 8.5' x 16' to the project.
	CEQA Determination:	Mitigated Negative Declaration
	Project Planner:	Debby Fernandez, Associate Planner
	Recommendation:	**Approve**, subject to conditions
8.B.	File No.(s):	**PLN2013-10062**
	Location:	3138 Fresno Street, a 7,500 square foot lot, located on the south side of Fresno Street, approximately 100 feet east of Pacheco Street, APN: 290-17-002; property is zoned R1-6L (Single-Family Residential)
	Applicant/Owner:	Brad Guzules
	Request:	**Architectural Review** of a first floor expansion and second story addition to an existing single-family residence.
	CEQA Determination:	Categorical Exemption per Section 15301, Existing Facilities
	Project Planner:	Gregory Qwan, Planning Intern
	Recommendation:	**Approve**, subject to conditions

8.C.	File No.(s):	**PLN2013-10074**
	Location:	725 Kiely Boulevard, a 0.13 acre parcel located midblock between Barcells Avenue and Toledo Avenue, (APN: 294-21-017); property is zoned R1-6L Single-Family
	Applicant/Owner:	Dennis E. Shafer/Karnail Singh
	Request:	**Architectural Review** to allow a 582 square foot first floor and 894 square foot second story addition to the existing single family residence. The proposal includes a request for Zoning Administrator Modification to allow the reduction of the rear yard setback from the required 20 feet to 16 feet 7 inches to accommodate the proposed expansion.
	CEQA Determination:	Categorical Exemption per Section 15301, Existing Facilities
	Project Planner:	Payal Bhagat, Assistant Planner II
	Recommendation:	**Approve**, subject to conditions

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 Items**

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on December 4, 2013, at 6:00 p.m.

Prepared by: Yen Chen
Yen Chen
Associate Planner

Approved: Yen Chen
for Gloria Sciara, AICP
Development Review Officer

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