

DOCKETED	
Docket Number:	02-AFC-03C
Project Title:	Donald Von Raesfeld-Compliance (Formerly Pico Power)
TN #:	261676
Document Title:	DVR CEC Annual Report for Year 2024 - Section IX - VIS-5 Most Recent Architectual Committee Minutes
Description:	The attached 2003 Architectual Committee Meeting Minutes, are the last time the committee met.
Filer:	Melissa Meslo
Organization:	City of Santa Clara dba Silicon Valley Power
Submitter Role:	Public
Submission Date:	2/10/2025 2:10:33 PM
Docketed Date:	2/10/2025

GRENIER & ASSOCIATES, INC.

ENVIRONMENTAL PLANNING * REGULATORY COMPLIANCE * LICENSING & PERMITTING

December 2, 2003

Pico Compliance Log 03-099

Ms. Nancy Tronaas
Compliance Project Manager
California Energy Commission
1516 Ninth Street
Sacramento, CA 95661

SUBJECT: Pico Power Project 02-AFC-03
CEC Proposed Condition VIS-5

Dear Nancy:

Condition of Certification VIS-5 for the Pico Power Project requires the project owner to submit a plan for reducing the visibility of the heat recovery steam generators (HRSGs) equipment to the extent required by the City of Santa Clara Community Design Guidelines. On November 19, 2003, the City of Santa Clara's Architectural Committee reviewed the Pico Power Project in the context of these guidelines and determined that screening of the exposed HRSG mechanical equipment is not necessary given the industrial setting of the project site. A copy of the November 19th meeting minutes (see Item #2) is attached.

If you have any questions, please do not hesitate to contact me at (916) 780-1171.

Sincerely,



Andrea Grenier, Compliance Manager
Donald Von Raesfeld Power Plant
Pico Power Project

cc: Leslie J. Ward, Silicon Valley Power





City of Santa Clara
ARCHITECTURAL COMMITTEE MINUTES

Regular Meeting
Wednesday, November 19, 2003

6:00 p.m.

City Hall - City Council Chambers

MEMBERS PRESENT: City Council Member Patricia Mahan
Planning Commissioner Karen Hardy
Planning Commissioner Tony Marine

ALSO PRESENT: City Council Member Aldyth Parle
Planning Commissioner Gap Kim
Associate Planner Jeff Schwilk, AICP

MATTERS FOR CITY COUNCIL ACTION

No items scheduled on this agenda are scheduled for City Council action.

Committee Policies and Procedures

The Committee's policy is to limit discussion of each item to 15 minutes, except for complex proposals, at the Committee's discretion. The public may address the Committee on any item on the agenda when the Committee opens the item for comment. All Architectural Committee decisions are final unless appealed in writing to the Planning Division within seven days; appeals will be set for hearing before the Planning Commission. No less than two members must be present to take action on any item. If you have any questions, please contact the Planning Division at (408) 615-2450.

Committee Findings and Actions

In accordance with Chapter 18.76 of the Santa Clara City Code, in order to grant architectural approval, the findings and determinations of the Architectural Committee shall be that the proposed development, as set forth in such plans and drawings to be approved, is based on the following standards of architectural design:

- (1) That any off-street parking areas, screening strips and other facilities and improvements necessary to secure the purpose and intent of this ordinance and the General Plan of the City are a part of the proposed development.
- (2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard.
- (3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this ordinance and the General Plan of the City.
- (4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.
- (5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the Planning Division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this ordinance.

The Architectural Committee may require the applicant or owner of any such proposed development, as a condition to the approval of any such proposal, to modify buildings, parking areas, landscaping, signs, and other facilities and improvements as the Architectural Committee deems necessary to secure the purposes of this ordinance and General Plan of the City, and may require guarantees and evidence that such conditions will be complied with by the applicant.

If the Architectural Committee is unable to make the findings and determinations prerequisite to the granting of architectural approval pursuant to the standards described above, the application shall be denied.

CONSENT CALENDAR

Items listed on the Consent Calendar are considered routine and will be heard at this time, out of their regular place on the agenda. These items may be adopted by a single motion. Consent Calendar items have received staff support and no opposition has been identified as of the preparation of the agenda. There will be no separate discussion of any item unless it is requested by a member of the Committee, staff, or the public. If so requested, that item will be removed from the Consent Calendar and considered, in order or as otherwise determined by the Architectural Committee, following action on the remainder of the Consent Calendar. The following item(s) have been scheduled: **None.**

NEW ITEMS

1. File: **PLN2003-03995 – APN:290-22-128**
Location: 3467 Golden State Drive, a 5,000 square foot lot on the north side of Golden State Drive, approximately 70 feet west of Curtis Drive
Applicant/Owner: Karen and Greg Herrera
Request: First floor expansion and second story addition to an existing single family residence, with Modification for sub-standard side yard setback

Representing the application, property owners Karen and Greg Herrera were present for the discussion. Mr. Schwilk stated that meeting notification was distributed to neighborhood property owners within 300 feet of the project site. There was no opposition present.

Mr. Schwilk presented the project plans and photographs of the site and surrounding properties. Mr. Schwilk highlighted a potential project inconsistency with the City's Design Guidelines policies for single family additions, in that second-story construction should be set back substantially from the front or street side yard walls of the first story to reduce the apparent bulk of the second story.

The Committee noted some concern about the apparent bulk of the proposal. The Committee questioned Mr. and Mrs. Herrera on whether or not any consideration had been given to expanding the second floor toward the rear of the property, rather than toward the front. Mr. Herrera stated that he and his wife had given this alternative some consideration. Mr. Herrera explained that, given the floor plan layout of the house and the location of existing plumbing in the house, the proposed layout would facilitate the least challenging process of construction the additional floor area, and would present the fewest impacts on the adjoining residential property to the east. Mr. Herrera then presented signatures of support for his project design, from 15 residents in his neighborhood. Mr. Schwilk reviewed the list and stated that all adjoining property owners except for one to the rear had signed in support of the plans.

Mr. Schwilk presented an example of a similar front cantilevered design approved by the Committee a few years ago, and noted that the current proposal might include more architectural detailing in the form of larger windows, adding decorative balcony railings, adding additional exposed rafter tails, etc... in order to break up the apparent bulk of the structure.

The Committee then noted its general support for the design approach, and recommended that the applicant work with staff to add additional windows/larger windows, and additional architectural detailing on the front elevation. The Committee further noted that once redesigned, the project does not have to return to the Committee for further design review.

2. File: **PLN2003-03719** – APN's: 224-08-140, 224-36-014 & 047
 Location: 850 Duane Avenue, a 7.634 Ac. site located on the southwest corner of Lafayette Street and Duane Avenue; and, 2965 Lafayette Street, a 1.34 Ac. site located on the northeast corner of Lafayette Street and Comstock Street
 Applicant: Silicon Valley Power
 Owner: City of Santa Clara
 Request: Architectural review of power plant facility

Representing the application, Mr. Leslie J. Ward and Ms. Andrea Grenier of Silicon Valley Power were present for the discussion.

Mr. Schwilk provided a brief background on the project site to the Architectural Committee. Mr. Schwilk informed the Committee that the City rezoned the project site in 2002, and approved a parcel map earlier this year in preparation for the new power plant construction. Mr. Schwilk noted that the project has since been under the development review jurisdiction of the California Energy Commission. Mr. Schwilk stated that the project was now being presented to the City's Architectural Committee for architectural review with the key potential issue being the lack of screening of exposed mechanical equipment and accompanying pipes and duct work at the tops of the two heat recovery steam generator (HRSG) towers.

Mr. Ward briefly reviewed the locations of the proposed mechanical equipment for the new Donald Von Raesfeld Power Plant Project, and then introduced Ms. Grenier.

Ms. Grenier noted that the California Energy Commission placed about 200 conditions of approval on the project, with the City's input on screening of the upper portions of the HRSG towers being one of the conditions of complying with City standards for architectural review procedures. Ms. Grenier clarified that the plant is already under construction and that the equipment has already been ordered, with some components already on site awaiting installation. Ms. Grenier then presented some key elevation drawings of the project site as viewed from nearby streets, noting that these visual simulations show that the HRSG equipment would be screened from most viewers.

Mr. Schwilk clarified that this B-zoned property is surrounded by Light Industrial (ML) zoned properties on the north and west, and by Heavy Industrial (MH) zoned properties across Lafayette Street to the east.

The Committee questioned why a screen was not incorporated as part of the original project design. Mr. Ward replied that the upper portions of the HRSG stacks are considered high-maintenance areas and therefore need to be open and accessible, and that the addition of visual screens would not be a simple retrofit. He noted that a screen was not considered and would have to be designed.

Ms. Grenier added that the addition of screening would add schedule delays to the projects, as well as some significant costs to the project. Ms. Grenier mentioned that this project site is in an area surrounded by heavy industrial uses, including the Kifer receiving station, Lafayette substation, Scott receiving station and Owens-Corning fiberglass plant. She added that industrial equipment is an expected sight in the area. Ms. Grenier added that this facility would be visible from a few of the City's residents who live in small apartment complexes on Laurelwood Road and Comstock Street, but stated that these are residential uses already surrounded by the City's industrial districts.

The Committee then noted its acceptance of the proposal to not screen the upper HRSG exposed mechanical equipment, given the industrial setting of the project site.


3. ORAL COMMUNICATIONS

There were no oral communications.

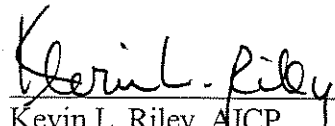
4. ADJOURNMENT

The Architectural Committee meeting was adjourned at 6:40 p.m. to the next regular meeting of December 3, 2003.

Respectfully submitted:


Jeff Schwilk, AICP
Associate Planner

Approved by:


Kevin L. Riley, AICP
Principal Planner

* * * * *

I:\PLANNING\2003\ac111903min.doc