



City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, June 17, 2026

4:00 PM

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting the Development Review Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

- o Via Zoom:
- o <https://santaclaraca.zoom.us/j/92950218717>
Meeting ID: 929 5021 8717
- o Phone: 1 (669) 900-6833

How to Submit Written Public Comment Before Development Review Hearing Meeting:
By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Development Review Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Development Review Hearing items may be viewed on the Internet at <https://santaclaraca.legistar.com/Calendar.aspx>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

CALL TO ORDER AND ROLL CALL

26-689 [Declaration of Procedures](#)

CONSENT CALENDAR

1. 26-687 [Development Review Hearing Meeting Minutes of May 13, 2026](#)

Recommendation: Approve the Development Review Hearing Meeting Minutes of the May 13, 2026, meeting.

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]

GENERAL BUSINESS

1. **26-621** [Public Hearing: Action on the Architectural Review \(PLN26-00121\) for the Demolition of an Existing One-Story Residence and the Construction of a new 4,829 Square-Foot Two-Story Residence located at 108 Brookside Avenue. CEQA Status: Exempt from CEQA per Section 15303 \(Class 3 -- New Construction\). Continued from the May 13, 2026, Development Review Hearing.](#)

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new 4,829 square-foot two-story residence with four bedrooms and three and a half bathrooms, located at 108 Brookside Avenue.

2. **26-623** [Public Hearing: Action on the Architectural Review \(PLN26-00008\) for the Demolition of an Existing One-Story Residence and the Construction of a New 2,050 Square-Foot One-Story Residence Located at 717 Flannery Street. CEQA Status: Exempt from CEQA per Section 15303 \(Class 3 - New Construction\). Continued from the May 13, 2026, Development Review Hearing.](#)

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - "New Construction"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new three bedroom two and a half bathroom 2,050 square-foot one-story residence

3. **26-624** [Public Hearing: Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program \(MMRP\) and Action on the Architectural Review \(PLN24-00633\) for the Demolition of Existing Buildings and Construction of 147 Units in Seven Four-Story Stacked Flat Condos and Seven Three-Story Attached Townhomes Buildings and a 4,991 Square-Foot Commercial Building Located at 3521 and 3591 Homestead Road, Subject to Senate Bill \(SB\) 330.](#)

Recommendation: **Adopt** the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) based on findings and **Approve** the Architectural Review for the demolition of the existing buildings for the construction of a 147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building.

4. **26-614** [Public Hearing: Action on the Architectural Review \(PLN24-00533\) for the Demolition of Existing Buildings and Construction of Three Separate Multi-Family Buildings Resulting in 14 Townhomes and a Duplex Building With Commercial Space Located at 860 and 858 Civic Center Drive and 1526 Alviso Street. CEQA Status: Exempt from CEQA per Assembly Bill \(AB\) 130.](#)

Recommendation: **Determine** the project to be exempt from California Environmental Quality Act (CEQA) pursuant to AB 130 and **Approve** the Architectural Review for the demolition of existing buildings and construction of three separate multi-family buildings, including an eight-unit 20,672 square-foot building, a six-unit 15,323 square-foot building, and a two-unit 6,012 square-foot building with 715 square-foot commercial space, located at 860 and 858 Civic Center Drive and 1526 Alviso Street, subject to findings and conditions of approval.

5. **26-619** [Public Hearing: Action on the Architectural Review \(PLN26-00162\) for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive. CEQA Status: Exempt from CEQA per Section 15301 \(Class 1 - Existing Facilities\).](#)

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - “Existing Facilities”), and **Approve** the Architectural Review for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive

6. **26-625** [Public Hearing: Action on the Architectural Review \(PLN24-00521\) for Demolition of the Existing 1,198 Square Foot One-Story Residence and the Construction of a New 3,817 Square Foot Two-Story Residence at 4435 Fillmore Street Located Within 200 Feet of Two Historic Resource Inventory Properties. CEQA Status: Exempt from CEQA per Section 15332 - In-Fill Development Projects.](#)

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - Infill; and **Approve** the Architectural Review for a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five-bedroom and four-bathroom two-story residence located at 4435 Fillmore Street, subject to findings and conditions of approval.

7. **26-501** [Public Hearing: Action on an Architectural Review \(PLN26-00079\) for the Demolition of More than 50% of an Existing Single-Family Residence to Construct a 2,387 Square Foot Four-Bedroom Three-Bathroom Single Family Residence with an Attached Two-Car Garage on a 7,840 Square Foot Lot at 2035 Jackson Street. CEQA Status: Exempt from CEQA per Section 15332.](#)

Recommendation: Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the demolition of more than 50% of an existing single-family residence to construct a 2,387 square foot four bedroom three-bathroom single family residence with an attached two-car garage, subject to the conditions of approval.

8. **26-606** [Public Hearing: Action on an Architectural Review \(PLN25-00453\) for the Construction of a 117 Square Foot First-Floor Addition and a 957 Square Foot Second-Floor Addition to an Existing 1,749 Square Foot Single Family Residence on a 5,338 Square Foot Lot at 2693 Toledo Avenue. CEQA Status: Exempt from CEQA per Section 15332.](#)

Recommendation: Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 117 square foot first-floor addition and a 957 square foot second-floor addition to an existing 1,749.5 square foot single story residence with an attached two-car garage, subject to the conditions of approval.

9. 26-520 [Public Hearing: Action on the Architectural Review \(PLN26-00159\) For a 1,093 Square Foot Single Story Addition to An Existing 1,388 Square Foot Single Story Residence With an Attached 459 Square Foot Garage Resulting in a 2,940 Square Foot Single Story Residence with Five Bedrooms and Four Bathrooms Located at 1013 Bluebird Avenue. CEQA Status: Exempt from CEQA per Section 15301\(e\)\(1\) \(Class 1 -- Existing Facilities\).](#)

Recommendation: Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for a for a 1,093 square foot single story addition to an existing 1,388 square foot single story residence with an attached 459 square foot garage resulting in a 2,940 square foot single story residence with five bedrooms and four bathrooms, located at 1013 Bluebird Avenue, subject to the findings and conditions of approval.

10. 26-587 [Public Hearing: Action on the Architectural Review \(PLN25-00389\) to Allow an Approximately 310 Square Foot First-Floor Addition and an Approximately 440 Square Foot Second-Floor Addition to an Existing Two-Story Single-Family Residence located at 852 Laurie Avenue. CEQA Status: Exempt from CEQA per Section 15303\(a\).](#)

Recommendation: Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (Class 3 - New Construction or Conversion of Small Structures), and Approve the Architectural Review to allow for an approximately 310 square foot first-floor addition and an approximately 440 square foot second-floor addition to an existing two-story single-family residence, located at 852 Laurie Avenue, subject to the findings and conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is July 8, 2026 ay 6 p.m. in the City Hall Council Chambers and Via Zoom.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.