



City of Santa Clara

Meeting Minutes

Development Review Hearing

07/06/2022

3:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9096, the Development Review Hearing meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods for the public to participate remotely:

- Via Zoom:

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

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting. Clearly indicate the project address, meeting body, and meeting date in the email.

The Development Review Officer, staff, and applicants will be participating remotely.

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

CALL TO ORDER AND ROLL CALL

Acting Development Review Officer Lesley Xavier called the meeting to order at 3:02 p.m.

[22-907](#) Declaration of Procedures

Acting Development Review Officer Lesley Xavier read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

- 1.A [22-456](#) Action on a proposed reclassification of the portion of the existing residence as the attached Accessory Dwelling Unit (ADU), and first and second-floor additions resulting in a new 3,416 square-foot two-story house at 3875 Eastwood Circle.

Recommendation: **Approve** the **Architectural Review** for the proposed reclassification of a portion of the existing 2,185 square-foot residence as the attached Accessory Dwelling Unit (ADU), and a 1,154 square-foot first floor and a 1,041 square-foot second-floor addition resulting in a new 3,416 square-foot two-story house with three bedrooms and two and a half bathrooms with the existing 400 square-foot 2-car garage to remain for the property located at 3875 Eastwood Drive, subject to conditions.

Item 1A was moved to Public Hearing. Owner Yousef Al-Shehabi answered questions from the public. **Associate Planner Nimisha Agrawal** provided a brief description of the project and the plans.

Public Speaker: Kathy

Action: **Acting Development Review Officer Lesley Xavier approved staff recommendation**

- 1.B [22-799](#) Action on a 161 square-foot first floor addition, new 1,327 square-foot second story, and interior remodel to an existing one-story single-family residence at 3674 Macintosh Street.

Recommendation: **Approve** the 161 square-foot first floor addition, new 1,327 square-foot second story, and interior remodel to an existing 2,002 square-foot with 3 bedroom / 3 bath residence resulting in a 5 bedroom / 4.5 bath home with 3,012 square-foot living area and 478 square-foot attached garage area, subject to conditions.

- 1.C [22-847](#) Action on a 515 square-foot first floor addition and a 1,520 square-foot second floor addition to an existing 1,390 square-foot residence at 3283 Geneva Drive.

Recommendation: **Approve** the proposed addition to an existing single-family residence resulting in a 4 bedroom and 4.5 bathrooms two-story residence at 3283 Geneva Drive, subject to conditions.

- 1.D [22-851](#) Action on a 510 square-foot addition to an existing one-story 2,019 square-foot residence at 421 Rosemont Drive

Recommendation: **Approve** the 510 square-foot addition to a single-family residential home, subject to conditions.

- 1.E [22-852](#) Action on a proposed 459 square-foot first floor and 458 square-foot second story addition to an existing 2,738 square-foot two-story residence at 2369 Gianera Street

Recommendation: **Approve** the second story addition of 458 square feet and a proposed first floor addition of 459 square feet to a single-family residence, subject to conditions.

Action: Acting Development Review Hearing Officer Lesley Xavier approved items 1B, 1C, 1D and 1E on the consent calendar.

GENERAL BUSINESS

2. [22-846](#) Action on a 478 square-foot second floor addition to an existing 2,435 square-foot 4 bedroom and 2.5-bathroom residence at 460 Muriel Court.

Recommendation: **Approve** the proposed addition to an existing single-family residence resulting in a 4-bedroom and 3.5 bathroom two-story residence at 460 Muriel Court, subject to conditions.

Assistant Planner Tiffany Vien provided a staff presentation. No comments were received.

Action: Acting Development Review Officer Lesley Xavier approved staff recommendation.

3. [22-876](#) Architectural Review of a multi-family development with up to 1,100 multi-family residential units, up to 2,000 square feet of amenity space and a 2.0-acre public park on a 13.3-acre site bounded by Freedom Circle to the west, Mission College Boulevard to the north, San Tomas Aquino Creek to the east and Highway 101 to the south (3905 Freedom Circle); APNs: 104-40-021 & 104-40-036

Recommendation: **Approve** the Architectural Review of a multi-family development with up to 1,100 multi-family residential units, up to 2,000 square feet of amenity space and a 2.0-acre public park on a 13.3-acre site.

Principal Planner John Davidson provided staff presentation. **Architect Chris Lee** provided the applicant presentation.

Public Speakers: Dave Mooso
Humberto Nava
Alex Shore
Lance Saleme
Alberto C.

Action: Acting Development Review Officer Lesley Xavier approved staff recommendation.

ADJOURNMENT

The meeting adjourned at 3:59 p.m.

The next regular scheduled meeting is on Wednesday, August 17, 2022 at 3:00 p.m.

The meeting recording is available on the City's website:

<https://santaclara.legistar.com/Calendar.aspx>

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.