



City of Santa Clara

Meeting Minutes

Development Review Hearing

01/12/2022

3:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 21-9023, 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 3:07 p.m.

[22-73](#) 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 [22-1755](#) Action on a 499 square-foot first floor addition to a one-story single-family residence at 2757 Glorietta Circle.

Recommendation: **Approve** the 499 square feet ground floor addition to an existing 2,213 square feet 4-bedroom and 2-bathroom one-story residence resulting in a one-story 2,718 square feet, 4-bedroom, 1-office, and 4-bathroom house with an expanded 476 square feet attached garage for the property located at 2757 Glorietta Circle, subject to conditions.

1.B [22-35](#) Action on a proposed 616 square-foot attached Accessory Dwelling Unit (ADU) located at 3278 Fowler Avenue

Recommendation: **Approve** the 616 square-foot attached accessory dwelling unit (ADU) with a studio layout and one-bathroom located outside of the building envelope, subject to conditions.

1.C [22-36](#) Action on a proposed 463 square foot attached Accessory Dwelling Unit (ADU) located at 354 Kellogg Way.

Recommendation: **Approve** the 463 square-foot one-bedroom and one-bathroom attached accessory dwelling unit (ADU) located outside of the existing building envelope, subject to conditions.

1.D [22-37](#) Action on a proposed first- and second-story addition for the residence located at 2068 Hoover Drive.

Recommendation: **Approve** the 338 square foot second-story addition and a 172 square foot ground floor addition to the existing single-story residence that would result in a 2,010 square foot two-story residence with five-bedrooms, three-bathrooms, and a 472 square-foot attached garage, subject to conditions.

Action: Acting Development Review Officer Lesley Xavier approved all items on the consent calendar.

GENERAL BUSINESS

2. [22-1722](#) Action on a 758 square-foot second floor addition and a 226 square-foot rear second floor balcony to an existing 2,031 square-foot three-bedroom and three-bathroom residence at 3172 McKinley Drive.

Recommendation: **Approve** the proposed 758 square-foot second floor addition and a 226 square-foot rear second floor balcony to an existing 2,031 square-foot three-bedroom and three-bathroom residence at 3172 McKinley Drive, subject to conditions.

Associate Planner Debby Fernandez provided the staff presentation. No public comments were received. **Owner Anirban Ray** clarified where the balcony will be located.

Public Speakers: Sandrina

Actions: Acting Development Review Officer Lesley Xavier approved the Item with the condition of approval of adding additional screen on the east side of the property.

3. [22-1723](#) Action on an 844 square-foot rear addition to an existing single-family residence resulting in a five-bedroom and four-bathroom home at 2618 Elliot Street.

Recommendation: **Approve** the proposed 844 square-foot rear addition to an existing single-family residence resulting in a five-bedroom and four-bathroom home at 2618 Elliot Street, subject to conditions.

Associated Planner Debby Fernandez provided the staff presentation.

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

4. [22-1747](#) Action on the new construction of a 3,497 square-foot six bedroom and four bathroom two-story single family residence with attached 495 square-foot attached one bedroom and one bathroom accessory dwelling unit at 143 Claremont Avenue (Continued from November 3, 2021 Development Review Hearing)

Recommendation: **Approve** the new construction of a 3,497 square-foot six bedroom and four bathroom two-story single family residence with attached 495 square-foot attached one bedroom and one bathroom accessory dwelling unit for the property located at 143 Claremont Avenue, subject to conditions.

Associated Planner Jeff Schwilk provided staff presentation and mentioned that this item continues from the November 3, 2021 Development Review Hearing for redesign. No public speakers.

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

5. [22-1749](#) Action on a 210 square-foot first floor expansion and 1,071 square-foot addition to an existing one-story single-family residence at 3066 Harding Avenue.

Recommendation: **Approve** the proposed 210 square-foot first floor expansion and 1,071 square-foot addition to an existing one-story single-family residence at 3066 Harding Avenue, subject to conditions.

Associate Planner Debby Fernandez provided staff presentation and shared that public comments were received regarding privacy concerns for the balcony and windows and some comments supporting the project.

Public Speakers: Shirdi Prem
Hongjian
Mark Kuhl
Danna Suo
Anish Mehta
Tong
Sally Wang
Manisha Pai
Sandrina

Action: Acting Development Review Officer Lesley Xavier approved staff recommendation with the condition of approval to add privacy screening to the east and west side of the balcony and maintaining the landscape screening to the rear of the property line.

6. [22-38](#) Action on a proposed first and second-story addition for the single-family residence located at 3470 Mauricia Avenue

Recommendation: **Approve** the new 583 square foot second-story addition and a 202 square foot ground-floor addition to the existing single-story residence that would result in a 2,563 square foot two-story residence with four-bedrooms, four-bathrooms, and a 407 square-foot attached garage, subject to conditions.

Associate Planner Steve Le provided staff presentation and shared that public comments were received prior to the meeting regarding concerns about proposed project. **Applicant representative Maria Barmina** clarified some of the neighbors concern.

Public Speakers: Xu Luhua
David Huang
Danny
Danna Suo
Hongjiang

Action: Acting Development Review Officer Lesley Xavier approved staff recommendation with the condition of approval to add the window located at the bathtub will be an obscure glass window and to reduce the deck depth to 4 feet.

7. [22-39](#) Design Review of a new 120 apartment mixed-use affordable housing development at 3550 El Camino Real

Recommendation: Staff finds the project in compliance with all objective design standards and approve the project design of a new 120 apartment mixed-use affordable housing development, subject to conditions.

Associate Planner Steve Le provided staff presentation and shared that public comments were received supporting this project. **Applicant Representative Alicia Klein** provided presentation and answered and clarified some of the questions from the public.

Public Speakers: Allan

Kelly
Paul Hsiung
Alex Thomas
Alex Shoor
Jeff Houston
David Low
Nico Nagle
Paul Bickmore
Rick Gosalvez
Christine Glenny
Alex Chan

Action: Acting Development Review Hearing Lesley Xavier noted and filed for the project record that the project was in compliance with all objective design standards.

ADJOURNMENT

The meeting adjourned at 6:20 p.m

The next regular schedule meeting is on Wednesday, February 23, 2022 at 3 p.m.

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

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.