



City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, November 13, 2024

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> or
- o Phone: 1 (669) 900-6833

Meeting ID: 929 5021 8717

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.
Please identify the Agenda Item Number in the subject line of your email.
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 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.

PUBLIC PARTICIPATION IN ZOOM

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

24-1122 [Declaration of Procedures](#)

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

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.]

CONSENT CALENDAR

Consent Calendar items may be enacted, approved, or adopted by the action of the Development Review Hearing Officer unless requested to be removed by anyone for discussion or explanation. If any member of the 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 Development Review Hearing during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

None

GENERAL BUSINESS

The following items from this Development Review Hearing agenda will be scheduled for further review following the conclusion of hearings and recommendations by the Development Review Hearing. Please contact the Planning Division office for information on the schedule of hearings for these items.

1. **24-1080** [PUBLIC HEARING: Continuance of an Architectural Review \(PLN23-00290\) for the Demolition of the Existing 42,821 Square-Foot Industrial Building and Construction of an Eight-Story, 284-unit Multi-family Residential Building within the Patrick Henry Drive Specific Plan Area Located at 4590 Patrick Henry Drive](#)

Recommendation:

1. **Adopt** the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) based on findings; and
2. **Approve** the Architectural Review for the demolition of the existing 42,821 square-foot industrial building and construction of an eight-story, 284-unit multifamily residential building located at 4590 Patrick Henry Drive, subject to the findings and conditions of approval.

2. **24-1033** [PUBLIC HEARING: Action on the Architectural Review \(PLN23-00554\) for 1,960 Square-Foot Second-Story Addition and 929 Square-Foot First-Floor Addition Resulting in a 5,091 Square-Foot Seven-Bedroom, Two-Story Residence Located at 1776 Bowers Avenue.](#)

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 1,960 square-foot second-story addition and a 929 square-foot first-floor addition resulting in a 5,091 square-foot seven-bedroom, two-story residence located at 1776 Bowers Avenue, subject to the findings and conditions of approval.

3. **24-1049** [PUBLIC HEARING: An Architectural Review \(PLN24-00382\) for the Demolition of 50% or more of an Existing 1,039.30 Square Foot Single-Family Residence to Construct a 2,396 Square Foot Four Bedroom, Three Bathroom, Single-Family Residence with an Attached Two-Car Garage on a 5,991 Square Foot Lot at 748 Clara Vista Avenue.](#)

Recommendation: Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 -- New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for the demolition of 50% or more of an existing 1,039 square foot single family residence to construct a 2,396 square foot four bedroom, three-bathroom, single family residence with an attached two car garage on a 5,991 square foot lot at 748 Clara Vista Avenue, subject to findings and conditions of approval.

4. **24-1062** [Public Hearing: Action on the Architectural Review \(PLN24-00457\) for a 560 Square Foot First-Floor Addition and a 403 Square Foot Second-Story Addition to an Existing One-Story Single-Family Residence to Construct a 3,704 Square Foot, Four Bedroom and Two Bathroom, Two-Story Single-Family Residence with a Junior Accessory Dwelling Unit on the Second Floor on a 9,384 Square Foot Lot at 762 Scott Boulevard.](#)

Recommendation: Determine the project to be 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 560 square foot first-floor addition and a 403 square foot second-story addition to an existing one-story single family residence to construct a 3,704 square foot four bedroom, two bathroom, two-story single family residence with a junior accessory dwelling unit on the second floor on a 9,384 square foot lot at 762 Scott Boulevard, subject to findings and conditions of approval.

5. **24-1011** [PUBLIC HEARING: Action on the Architectural Review \(PLN24-00422\) to Demolish the Existing 857 Square-Foot Residence and Construct a New 3,907 Square-Foot, Two-Story Residence Located at 2836 Butte Street.](#)

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 or Conversion of Small Structures) and **Approve** the Architectural Review to demolish the existing 857 square-footage residence and construct a new 3,907 square-foot, two-story residence, located at 2836 Butte Street, subject to the findings and conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is on Wednesday, December 11, 2024 at 4 p.m.

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.