



City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, August 20, 2025

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://santaclara.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 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

25-912 [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.

- 1A. 25-841** [Withdrawal of the Architectural Review Application \(PLN24-00637\) for the Construction of a 425 Square-Foot First Floor Addition and a 1,250 Square-Foot Second Floor Addition, Resulting in a 3,151 Square-Foot Four Bedroom and Three and a Half Bathroom Two-Story Single-Family Residence on a 5,508 Square-Foot Lot at 2121 Nobili Avenue.](#)

Recommendation: Acknowledge the withdrawal of this item from the August 20, 2025, Development Review Hearing.

1B. 25-844 [Development Review Hearing Meeting Minutes of July 9, 2025](#)

Recommendation: Approve the Development Review Hearing Meeting Minutes of the July 9, 2025 Meeting.

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.

2. 24-1215 [PUBLIC HEARING: Consistency Determinations to the adopted Initial Study and Mitigated Negative Declaration and Action \(PLN23-00577\) to Allow Demolition of a single-family residence and Development of Eight Semi-Attached Single-Family Residences and Associated On- and Off-Site Improvements Located at 2303 Gianera Street.](#)

Recommendation:

Find the project to be consistent with the adopted Mitigated Negative Declaration and approve the Architectural Review for the demolition of existing structures and construction of eight semi-attached single-family residences and associated on- and off-site improvements located at 2303 Gianera Street, subject to the findings and conditions of approval.

3. 25-869 [PUBLIC HEARING: Consistency Determination to the Initial Study and Mitigated Negative Declaration and Action on the Architectural Review \(PLN2019-13847\) for a Construction of Nine Two-story Townhouses located at 4249 Cheeney Street.](#)

Recommendation: **Determine** the project to be consistent with the adopted Mitigated Negative Declaration and **approve** the Architectural Review for the construction of nine two-story townhomes with two-car garages and associated on- and off-site improvements located at 4249 Cheeney Street, subject to the findings and conditions of approval.

4. 25-849 [PUBLIC HEARING: Action on the Architectural Review \(PLN25-00262\) for a 555 Square Foot First Floor Addition to an Existing One-Story Residence and the Enclosure and Expansion of the Existing Carport to Create a New 435 Square Foot Two-Car Garage, Resulting in a 2,454 Square Foot Residence with Four Bedrooms Located at 3015 Machado Ave.](#)

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 for a 555 Square Foot First Floor Addition to an Existing One-Story Residence and the Enclosure and Expansion of the Existing Carport to Create a New 435 Square Foot Two-Car Garage, Resulting in a 2,454 Square Foot Residence With Four Bedrooms Located at 3015 Machado Avenue, subject to the findings and conditions of approval.

5. 25-862 [PUBLIC HEARING: Action on the Significant Property Alteration / Architectural Review \(PLN25-00300\) for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street.](#)

Recommendation: Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Sections 15301(e)(2)-Existing Facilities and 15331-Historical Resource Restoration / Rehabilitation, and **Approve** the Significant Property Alteration / Architectural Review for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street, subject to the findings and conditions of approval.

6. 25-855 [PUBLIC HEARING: Action on the Architectural Review \(PLN25-00265\) for a 349 Square Foot First Floor Addition and a 1,427 Square Foot Second Floor Addition to the Existing 2,240 Square Foot One-Story Residence, resulting in a 4,004 Square-Foot Residence with Seven Bedrooms, Four and a Half Bathrooms at 3109 Alexander Avenue.](#)

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 for a 349 Square Foot First Floor Addition and a 1,427 Square Foot Second Floor Addition to the Existing 2,240 Square Foot One-Story Residence, resulting in a 4,004 Square-Foot Residence with Seven Bedrooms, Four and a Half Bathrooms at 3109 Alexander Avenue, subject to the findings and conditions of approval.

7. 25-856 [PUBLIC HEARING: Action on the Architectural Review \(PLN25-00228\) for the demolition and reconstruction of a 4,007 Square Foot Two-Story Residence with Four Bedrooms, Three and a Half Bathrooms, a 297 Square Foot covered porch, and an attached 601 Square Foot First-Story Accessory Dwelling Unit at 271 Madrone Avenue.](#)

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 for a new 4,007 Square Foot Two-Story Residence with Four Bedrooms, Three and a Half Bathrooms, a 297 Square Foot covered porch, and an attached 601 Square Foot First-Story Accessory Dwelling Unit at 271 Madrone Avenue, subject to the findings and conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is on Wednesday, September 17, 2025 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.