



# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

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04/17/2024

4:00 PM

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

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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](mailto: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**

**Development Review Officer Sheldon Ah Sing** called the meeting to order at 4:00 p.m.

[24-386](#)

Declaration of Procedures

**Development Review Officer Sheldon Ah Sing** read the Declaration of Procedures

**REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

None.

**PUBLIC PRESENTATIONS**

None.

**CONSENT CALENDAR**

None

**GENERAL BUSINESS**

1. [24-310](#) PUBLIC HEARING: Action on the Architectural Review (PLN24-00008) of a Proposed First-Floor and Second-Floor Addition, and Detached Garage at 745 Harrison Street

**Recommendation:** Determine the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(1) (Class 1 - Existing Facilities), and Approve the Architectural Review for a 785 Square-Foot First Floor Addition, 704 Square-Foot Second Floor Addition, and a 451 Square-Foot Detached Garage resulting in a 3,333 square-foot two-story residence with 7-bedroom, 5-full and 2-half bathrooms.

**Action: Development Review Hearing Officer Sheldon Ah Sing approved staff recommendation**

2. [24-319](#) PUBLIC HEARING: Action on the Architectural Review (PLN23-00590) of a Proposed First-Floor Addition Resulting in Five Bedrooms at an Existing Single-Story Residence at 3878 Hancock Drive

**Recommendation:** **Determine** the project to be exempt from CEQA pursuant to Section 15303 (Class 3) (New Construction or Conversion of Small Structure) of the CEQA guidelines, and **Approve** the Architectural Review for a 723 square-foot first floor addition to an existing one-story single-family residence, resulting in a 2,593 square-foot, five-bedroom, four-bathroom one-story single-family residence at 3878 Hancock Drive, subject to findings and conditions of approval.

**Assistant Planner Meha Patel** provided the staff presentation.

**Public Speakers:** Pamela McDaniel

**Action: Development Review Hearing Officer Sheldon Ah Sing approved staff recommendation with conditions of approval to add stone wainscoting to the bottom of the front elevation and add a window to the garage door**

3. [24-171](#) PUBLIC HEARING: Action on the Architectural Review (PLN24-00028) for the Demolition of 924 Square Feet of Existing Livable Space to construct 1,826 Square Feet of Livable Space in an Existing Single-Story Residence at 2683 Sonoma Place

**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 924 square feet of an existing 1,326 square foot residence to construct 1,826 square feet of new livable space resulting in a 2,228 square-foot, four bedroom, three bathroom one-story single family residence at 2683 Sonoma Place, subject to findings and conditions of approval.

**Assistant Planner Alex Teller** provided the elevations of the project

**Public Speaker:** Rich

**Action: Development Review Hearing Officer Sheldon Ah Sing approved staff recommendation with the condition of approval to try and offset window from room to neighbors at the right**

4. [24-305](#) PUBLIC HEARING: Action on the Architectural Review (PLN24-00079) for a Proposed 1,289 Square Feet Second Story Addition and a 660 Square Feet Single Story Addition to an Existing Single-Story Residence at 2135 Laurel Drive.

**Recommendation:** **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (e)(1) (Class 1 - Existing Facilities), and **Approve** the Architectural Review for the construction of a 1,289 square foot second story addition and a 653 square foot single story addition to an existing 1,393 square feet resulting in a 3,342 square-foot, three-bedroom, four-bathroom two-story single family residence, subject to findings and conditions of approval.

**Assistant Planner Alex Tellez** provided the staff presentation. **Architect Byungki Kim** provided a brief presentation of the project.

**Public Speakers:** Niki  
Sri  
Anupam Jain

**Action: Development Review Hearing Officer Sheldon Ah Sing approved staff recommendation with the condition of approval to include landscape plan with trees that provide privacy in the back yard.**

5. [24-297](#) PUBLIC HEARING: Action on an Architectural Review (File No. PLN22-00505) for the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements Located at 1957 Pruneridge Avenue

**Recommendation:** **Determine** the project to be consistent with the project's certified Final EIR and **Approve** Architectural Review for the development of 22 detached single-family residences and associated on- and off-site improvements located at 1957 Pruneridge Avenue based on the findings and conditions of approval.

**Associate Planner Debby Fernandez** provided the staff presentation. **SCS Development Corey** provided the applicant presentation. **Architect Víctor Álvarez** made a presentation of the architectural renderings in regard to privacy and identified the changes to the roof design on the front elevations of the dwelling units interfacing the single family homes to the north from gable to hip roofs and the inclusion of windows in the garage door of all the units per staff recommendation.

**Action: Development Review Hearing Officer Sheldon AhSing approved staff recommendation.**

6. [24-293](#) PUBLIC HEARING: Action on Architectural Review (PLN23-00502) to Demolish the Existing 48,977 Square Foot Structure and Install a 187-Stall Surface Parking Lot at 3071 Stevens Creek Blvd

**Recommendation:**

**Determine** the project to be exempt from CEQA pursuant to Section 15303 (Class 3) (New Construction or Conversion of Small Structure) of the CEQA guidelines and **Approve** the Architectural Review to demolish existing 48,977 square foot structure, and pave and stripe a 187-stall surface parking lot at 3071 Stevens Creek Blvd. at 3071 Stevens Creek Blvd, subject to the findings and conditions of approval.

**Assistant planner Daniel Sobczak** provided staff presentation.

**Action: Development Review Hearing Officer Sheldon AhSing approved staff recommendation.**

7. [24-159](#) PUBLIC HEARING: Action on the Architectural Review (PLN22-00495) for a Proposed Central Utility Building for Intel at 3065 Bowers Avenue

**Recommendation:** **Adopt** the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) and **Approve** an Architectural Review for the new 17,000 square feet Central Utility Building and on-site improvements at 3065 Bowers Avenue, subject to findings and conditions of approval.

**Senior Planner Steve Le** provided staff presentation. **Consultant John Schwarz** who's representing Intel provided a brief presentation.

**Action: Development Review Hearing Officer Sheldon AhSing approved staff recommendation.**

### **ADJOURNMENT**

The meeting adjourned at 5:27 p.m

The next regular scheduled meeting is on Wednesday, May 15, 2024

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

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

### **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.

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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.