



# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

11/03/2021

3:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 21-9013, 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](mailto: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**

**Development Review Officer Gloria Sciara** called the meeting to order at 3 p.m.

[21-1546](#) Declaration of Procedures

**Development Review Officer Gloria Sciara** read the Declaration of Procedures.

## **REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

### **PUBLIC PRESENTATIONS**

#### **CONSENT CALENDAR**

1.A [21-1338](#) Action on interior remodel and a 1,218 square-foot first and second floor addition to an existing 1,373 square-foot single-family residence at 1621 Cunningham Street.

**Recommendation:** **Approve** the proposed interior remodel, 638 square-foot first floor and a 580 square-foot second floor addition to an existing 1,373 square-foot three-bedroom, two-bathroom single-story residence with a 368 square-foot garage resulting in a 2,591 square-foot six-bedroom, three and a half bathroom two-story residence with 357 square-foot garage and with the 125 square-foot front porch to remain for the property located at 1621 Cunningham Street, subject to conditions.

**Public Speaker: Mika Kochavi**

1.B [21-1377](#) Action on time extension for a previously approved data center project at 2175 Martin Avenue.

**Recommendation:** **Approve** the time Extension for a previously approved Architectural Review for a new 80,000 square foot 3-story data center building at 2175 martin Avenue, subject to conditions.

1.C [21-1503](#) Action on the proposed 781 square feet attached Accessory Dwelling Unit (ADU) at 2043 Larsen Court

**Recommendation:** **Approve** the 781 square-foot two-bedroom and one-bathroom attached accessory dwelling unit (ADU) located outside of the building envelope, subject to conditions.

**Action: Development Review Officer Gloria Sciara approved Item 1.A, 1.B, 1.C and Item 4.**

### **GENERAL BUSINESS**

2. [21-910](#) Action on Architectural Review of a new 9,310 square-foot, single-story retail building including 12 outdoor seats at 4565 Stevens Creek Boulevard and 40 Woodhams Road

**Recommendation:** Approve construction of a new 9,310 square-foot, single-story retail building including 12 outdoor seats at 4565 Stevens Creek Boulevard and 40 Woodhams Road, subject to conditions.

**Associate Planner Jeff Schwilk** provided the staff presentation.

**Architect Andrew Whiting** provided the applicant presentation. No public comments were received

**Public Speaker: Sal Serpe**

**Action: Development Review Officer Gloria Sciara approved staff recommendation.**

3. [21-1485](#) Action on the new construction of a 3,789 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

**Recommendation:** **Approve** the new construction of a 3,789 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.

**Associate Planner Jeff Schwilk** provided the staff presentation and shared that public comments were received with questions about the project supporting the application. **Alok Vyas** provided the applicant presentation.

**Development Review Officer Gloria Sciara** mentioned the proposed project is not consistent with the City Design Guidelines and pointed out some recommendation from the City Design Guidelines as well as important considerations on second- story additions that need to be incorporated on the project.

**Action: Development Review Officer Gloria Sciara did not approve staff recommendation and recommended providing a redesign or receiving a denial and appealing the project to the Planning Commission. The applicant preferred to redesign and will be continued the item to the next Development Review Hearing.**

4. [21-1508](#) Action on the 180 square-foot first floor addition and 529 square-foot second floor addition to a one-story single-family residence at 2110 Coolidge Drive

**Recommendation:** **Approve** the 180 square feet ground floor addition and a 529 second floor addition to an existing 1,288 square feet 4-bedroom and 2-bathroom two-story residence resulting in a two-story 2,478 square feet, 4-bedroom and 3-bathroom house with a new 486 square feet attached garage for the property located at 2110 Coolidge Drive, subject to condition that the project reduce lot coverage to a maximum of 40%.

**Development Review Officer Gloria Sciara** move Item 4 to the consent calendar after accepting the staff recommendation.

**Public Speaker: Anuba Prakash**

5. [21-1526](#) Action on the demolition of an existing 157 square-foot deck and the new construction of 65 square-foot second floor balcony with an exterior staircase at the rear of the existing two-story residence at 3148 Barkley Avenue (Continued from the October 20, 2021 Development Review Hearing)

**Recommendation:** Redesign the proposed project by enclosing the exterior staircase and, submit as final architectural approval by Planning staff as per the conditions of approval.

**Assistant Planner Tiffany Vien** provided the staff presentation and mentioned that no public comments were received for the project prior to the meeting. **Kim Johnsen** provided the applicant presentation.

**Public Speaker: Ben Giant**

**Action: Development Review Officer Gloria Sciara recommended redesign and supported a balcony in lieu of the exposed second story staircase as an alternatives. The item will continue to the next Development Review Hearing for redesign.**

## **ADJOURNMENT**

The meeting adjourned at 4:32 p.m.

The next regular scheduled meeting is on Wednesday, December 1, 2021 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.