



# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

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06/08/2022

3:00 PM

Virtual Meeting

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Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9087, 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**

**Acting Development Review Officer Lesley Xavier** called the meeting to order at 3:01 p.m.

[22-791](#) 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 [22-457](#) Action on the proposed reclassification of the existing 760 square-foot residence as a detached accessory dwelling unit (ADU), and construction of a new 2,316 square-foot two-story house, and a detached two-car carport at 1854 Market Street

**Recommendation:** **Approve** the reclassification of an existing 760 square foot, two bedroom and one bathroom home as a detached accessory dwelling unit (ADU), and the construction of a new 2,316 square foot, two bedroom and two bathroom two-story house and a detached two-car carport toward the rear of the property for the property located at 1854 Market Street, subject to conditions.

- 1.B [22-562](#) Action on the proposed demolition of the existing single-family residence and construction of a new, one-story 3,605 square-foot single-family residence located at 174 Harold Avenue

**Recommendation:** **Approve** the demolition of an existing one-story single-family residence to construct a new one-story 5 bedroom 3.5 bathroom 3,605 square-foot single-family residence with a 600 square foot attached garage for the property located at 174 Harold Avenue, subject to conditions.

**Item 1B was moved to Public Hearing. Associate Planner Nimisha Agrawal** presented the setbacks and noted that the proposed setbacks meet the zoning for the site.

**Public Speaker:** Charleen

- 1.C [22-729](#) Action on a proposed 388 square-foot attached Accessory Dwelling Unit (ADU) for the property located at 2327 Glendenning Avenue

**Recommendation:** **Approve** the 388 square-foot attached accessory dwelling unit (ADU) with a studio layout located outside of the existing building envelope, subject to conditions.

- 1.D [22-733](#) Action on a 383 square foot addition to the side of an existing one-story residence at 2335 Alcalde Street.

**Recommendation:** **Approve** the proposed side addition to an existing single-family residence resulting in a five bedroom and three-bathroom home at 2335 Alcalde Street, subject to conditions.

- 1.E [22-739](#) Action on Entitlement Extension for the Architectural Review for a new five-story 328-unit apartment building with a seven-story wrapped parking garage at 3069 Lawrence Expressway

**Recommendation:** **Approve** a time extension for an Architectural Approval for a new five-story 328-unit apartment building with a seven-story wrapped parking garage.

**Action: Acting Development Review Hearing Officer Lesley Xavier approved Items 1A,1C, 1D and 1E on the consent calendar.**

### **GENERAL BUSINESS**

2. [22-699](#) Action on a 499 square-foot addition and interior remodel to an existing 2,211 square-foot, four-bedroom and two-bathroom residence involving significant demolition at 508 Bancroft Street.

**Recommendation:** **Approve** the proposed addition to an existing single-family residence resulting in a four bedroom and three bathrooms home at 508 Bancroft Street, subject to conditions.

**Assistant Planner Meha Patel** provided the staff presentation. No public comments were received.

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

3. [22-728](#) Action on the demolition of an existing 2,008 square-foot residence and the construction of a new 2,640 square-foot, one-story single-family residence at 2375 Cimarron Drive

**Recommendation:** **Approve** the demolition and new construction of a single-family residential home, subject to conditions.

**Assistant Planner Daniel Sobczak** provided the staff presentation. No public comments were received.

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

4. [22-734](#) Action on the demolition of an existing residence and construction of a new 3,022 square-foot, two-story, four-bedroom and four and one-half bathroom single-family home, at 1922 Main Street (continued from Development Review Hearing of December 1, 2021)

**Recommendation:** **Approve** the demolition of the existing 1,285 square-foot residence and the construction of a new 3,022 square-foot four-bedroom and four and one-half bathroom single-family home at 1922 Main Street, subject to conditions.

**Associated Planner Debby Fernandez** provided the staff presentation. No public comments were received. **Development Review Officer Lesley Xavier** noted the significant improvements and revisions to the previous iterations design to reduce the mass of the second floor.

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

#### **ADJOURNMENT**

The meeting adjourned at 3:33 p.m.

The next regular scheduled meeting is on Wednesday, July 6, 2022 at 3:00 p.m.

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

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

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.