



# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

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02/01/2023

3:00 PM

Virtual Meeting

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Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 23-9178, 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; (Comments received after 12:00 P.M. on the day of the meeting will be made part of the public record but will not be read out loud during the meeting) and also before and during the meeting via e-Comment. Clearly indicate the project address, meeting body, and meeting date in the email. Clearly indicate the project address, meeting body, and meeting date in the email.

The Development Review Officer, staff, and applicants will be participating remotely.

#### PUBLIC PARTICIPATION IN ZOOM WEBINAR

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 Reena Brilliot called the meeting to order at 3:03 p.m.

[23-137](#) Declaration of Procedures

Acting Development Review Officer Reena Brilliot read the Declaration of Procedures.

**REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

None.

**PUBLIC PRESENTATIONS**

None.

**CONSENT CALENDAR**

1.A [22-1576](#) Action on the construction of a 621 square foot attached Accessory Dwelling Unit (ADU) within the rear yard setback.

**Recommendation:** Approve the attached accessory dwelling unit within the rear setback of a single-family residence, subject to conditions.

**Item 1.A was moved to Public Hearing. Assistant Planner Daniel Sobczak** provided a brief description of the project. **Applicant David Lee** answered some concerns from the public.

**Public Speakers:** Jim Newton  
Peter Trump  
Ronen J

**Action: Acting Development Review Hearing Officer Reena Brilliot approved staff recommendation.**

1.B [23-60](#) Action on Architectural Review and a Class 1 CEQA Categorical Exemption for a 1,108 square-foot addition and interior remodel to an existing 1,560 square-foot residence resulting in five bedrooms at 3558 Mauricia Avenue.

**Recommendation:** Approve the Architectural Review and a Class 1 CEQA Categorical Exemption for a 1,108 square-foot one story addition and interior remodel to an existing residence resulting in five bedrooms at 3558 Mauricia Avenue, subject to conditions.

- 1.C [23-62](#) Action on a 383 square foot first floor addition and a 347 square foot second floor addition to an existing two-story residence resulting in 2,265 square foot two-story residence at 1769 Jeffrey Court. (CEQA: Categorical Exemption, 15301 (e)(1), Existing Facilities)

**Recommendation:** Use of a Categorical Exemption per CEQA 15301 (e)(1), Existing Facilities and **Approve** the 383 square foot first floor addition, and 347 second floor addition to an existing two-story residence resulting in a 2,265 square foot 4-bedroom, 3.5-bathroom two-story residence at 1769 Jeffrey Court, subject to conditions.

**Action: Acting Development Review Hearing Officer Reena Brilliot approved items 1B and 1C on the consent calendar.**

## **GENERAL BUSINESS**

2. [22-1499](#) Action on 15 Affordable Condominium units located at 3575 De La Cruz Boulevard (CEQA: Exempt Public Resources Code Section 20194.5 and State CEQA Guidelines Section 15183.3, Streamlining for Infill Projects)

**Recommendation:** **Approve** the Architectural Review for 15 affordable Condominium units on an approximately 0.60-acre vacant City-owned parcel, subject to conditions of approval.

**Assistant Planner Nimisha Agrawal** provided the staff presentation.  
**Director of Housing Habitat for Humanity Rob Simonds** provided the applicant's presentation and answered questions from the public.

**Public Speakers:** John Angel  
Mary Morse  
Romana

**Applicant Rob Simonds** voluntarily agreed to add a on-foot lattice on top of the newly constructed 6 foot fence along the north property line adjoining the single family house to address their privacy concerns.

**Action: Acting Development Review Hearing Officer Reena Brilliot approved the Architectural Review.**

## **ADJOURNMENT**

The meeting adjourned at 4:39 p.m.

The next regular scheduled meeting is on Wednesday, February 22, 2023

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

<https://santaclara.legistgar.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.

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.