City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, October 14, 2026 **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.

CALL TO ORDER AND ROLL CALL

26-1096 Declaration of Procedures

CONSENT CALENDAR

1. **26-1095** Development Review Hearing Meeting Minutes of September 16, 2026

Recommendation: Approve the Development Review Hearing Meeting Minutes of the September 16, 2026, meeting.

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.]

GENERAL BUSINESS

2. **26-1057** Continuance of the Architectural Review (PLN25-00536) for the Demolition of the Existing Structures and Construction of a Three-Story, 692,634 Square-Foot Office Building with Three Levels of Below-Grade Parking Totaling 2,050 Stalls, Surface Parking Covered by a Photovoltaic Trellis, and a Pedestrian Bridge Spanning Walsh Avenue located at 2300 and 2350 Walsh Avenue to the November 18, 2026, Development Review Hearing

Recommendation: Continue the item to the November 18, 2026, Development Review Hearing.

3. **26-992** Public Hearing: Action on an Architectural Review (PLN25-00274) for a 209 Square Foot First Floor Expansion and a 513 Square Foot Second Floor Expansion to an Existing Two-Story Residence Resulting in a 2,336 Square Foot Residence Located at 1640 Market Street within 200 Feet of a Historical Resource Inventory Property. CEQA Status: Exempt from CEQA per Section 15301 (Class 1 - Existing Facilities).

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act ("CEQA") formal pursuant to CEQA Guidelines Section 15301 (Class 1 - Exiting Facilities), and **Approve** the Architectural Review for a 209 square foot first floor expansion and a 513 square foot second-story expansion to an existing two-story residence resulting in a 2,336 square foot residence, subject to the conditions of approval.

4. **26-858** Public Hearing: Action on the Architectural Review (PLN26-00227) of the Partial Demolition and 1,381 Square Foot Addition to an Existing One-Story Residence for a 2,425 Square-Foot One-Story Residence Located at 920 Blossom Drive. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 - New Construction).

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"), and **Approve** the Architectural Review for demolition and addition to an existing one-story residence for a 2,425 square-foot one-story residence located at 920 Blossom Drive, subject to findings and conditions of approval.

5. **26-994** Public Hearing: Action on Architectural Review (PLN26-00149) of a 217 Square-Foot First-Floor Addition and the Construction of a 943 Square-Foot Two-Story Attached Accessory Dwelling Unit to an Existing Single-Story Residence on an 8,022 Square-Foot Lot at 1423 Maryann Drive. CEQA Status: Exempt from CEQA per Section 15332 (Infill Development Projects).

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (Class 32 - In-fill Development Projects), and **Approve** the Architectural Review of a 217 square-foot first-floor addition and the construction of a 943 square-foot two-story attached accessory dwelling unit to an existing single-story residence, subject to the conditions of approval.

6. **26-1036** Public Hearing: Architectural Review (PLN25-00567) for the Construction of Two New Single-Family Residences, including the Demolition of an Existing Single-Family Dwelling and Detached Garage to Construct a Two-Story 1,462 Square Foot Residence and a One-Story 778 Square Foot Residence Consisting of Two Bedrooms and Two Bathrooms Located at 575 Franklin Street Within 200 Feet of a Historic Resource Inventory Property. CEQA Status: Exempt From CEQA Per Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

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 for demolition of an existing 894 square foot single family dwelling and 650 square foot detached garage to construct a two-story 1,462 square foot residence consisting of three bedrooms and two bathrooms and a one-story 778 square foot residence consisting of two bedrooms and two bathrooms, located at 575 Franklin Street, subject to the findings and conditions of approval.

7. **26-1025** Public Hearing: Action on Architectural Review (PLN26-00260) of a 389 Square-Foot First Floor Addition and a 476 Square-Foot Second Floor Addition to an Existing Single-Family Residence on an Existing 8,408 Square-Foot Lot at 2895 Stevenson Street. CEQA Status: Exempt from CEQA per Section 15332 (In-Fill Development Projects).

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), and **Approve** the Architectural Review for a 389-square-foot first-floor addition and a 476-square-foot second-floor addition to an existing single-family residence, subject to conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is November 18, 2026 at 4 p.m. at City Hall Council Chambers and via Zoom.

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.