



# City of Santa Clara

## Meeting Agenda

### Development Review Hearing

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**Wednesday, December 1, 2021**

**3:00 PM**

**Virtual Meeting**

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Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 21-9023, 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**

**21-1670** [Declaration of Procedures](#)

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

#### **PUBLIC PRESENTATIONS**

*Members of the public may briefly address the Development Review Officer on any matter not on the agenda that is within the subject matter jurisdiction.*

**CONSENT CALENDAR**

Consent Calendar items may be enacted, approved, or adopted by the action of the Development Review Hearing Officer unless requested to be removed by anyone for discussion or explanation. If any member of the staff, the applicant, or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Development Review Hearing during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

**1.A 21-1549** [Action on the proposed 329 square-foot second floor addition and interior remodel of an existing one-story single-family residence at 517 Hubbard Avenue](#)

**Recommendation:** Approve 1,110 square feet ground floor addition and interior remodel of an existing one-story three-bedroom, two-bathroom 1,567 square feet single-family residence resulting in a one-story potentially five-bedroom, three-bathroom 2,677 square feet single-family residence with the existing 457 square-foot garage and 38 square-foot front porch to remain for the property located at 517 Hubbard Avenue, subject to conditions.

**1.B 21-1604** [Action on the proposed 1,110 square feet ground floor addition and interior remodel of an existing one-story single-family residence at 2742 Glorietta Circle](#)

**Recommendation:** Approve 1,110 square feet ground floor addition and interior remodel of an existing one-story three-bedroom, two-bathroom 1,567 square feet single-family residence resulting in a one-story potentially five-bedroom, three-bathroom 2,677 square feet single-family residence with the existing 457 square-foot garage and 38 square-foot front porch to remain for the property located at 2742 Glorietta Circle, subject to conditions.

**1.C 21-1608** [Action on the 633 square-foot first floor addition and 550 square-foot second floor addition to a one-story single-family residence at 4739 Snead Drive](#)

**Recommendation:** Approve the 633 square-foot first floor addition, a 550 square-foot second floor addition, a 500 square-foot JADU conversion, and a new 1,150 square-foot second story ADU to an existing 1,170 square-foot 4-bedroom, 2-bathroom, one-story residence resulting in a 2,353 square-foot 6-bedroom, 5-bathroom, two-story residence with a new 600 square-foot attached garage for the property located at 4739 Snead Drive, subject to conditions.

- 1.D 21-1609 [Action on the demolition of an existing 1,680 square-foot one-story residence and the new construction of a 2,563 square-foot two-story single-family residence at 73 Jenkins Place](#)

**Recommendation:** Approve the demolition of the existing 1,680 square-foot one-story residence and the new construction of a 2,563 square-foot 5-bedroom, 4-bathroom, two-story single family residence with a new 445 square-foot attached two-car garage for the property located at 73 Jenkins Place, subject to conditions.

### **GENERAL BUSINESS**

*The following items from this Development Review Hearing agenda will be scheduled for further review following the conclusion of hearings and recommendations by the Development Review Hearing. Please contact the Planning Division office for information on the schedule of hearings for these items.*

2. 21-1600 [Action on the new construction of a two-story, 2,748 square foot, four bedroom and five bathroom single family home, at 1922 Main Street](#)

**Recommendation:** Approve the new construction of a two-story, 2,748 square-foot, four-bedroom and five- bathroom single-family home, at 1922 Main Street, subject to conditions.

3. 21-1607 [Action on the 432 square-foot first floor addition and 1,276 square-foot second floor addition to a one-story single-family residence at 3885 Baldwin Drive](#)

**Recommendation:** Approve the revised project proposal consisting of a 432 square feet ground floor addition and 1,276 second floor addition to an existing 1,806 square feet 4-bedroom and 2-bathroom two-story residence resulting in a two-story 3,514 square feet, 5-bedroom, 1-office, and 4-bathroom house with an existing 550 square feet attached garage for the property located at 3885 Baldwin Drive, subject to conditions.

### **ADJOURNMENT**

*The next regular scheduled meeting is on Wednesday, January 12, 2022 at 3 p.m.*

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.