



City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, September 14, 2022

3:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9135, 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 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

22-1134 [Declaration of Procedures](#)

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

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.]

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 22-1077** [Action on the 523 square foot addition to an existing 1,585 square foot one-story residence at 2612 Benton Street.](#)

Recommendation: Approve the proposed addition to the existing residence resulting in a 5-bedroom, 3.5-bathroom one-story residence at 2612 Benton Street, subject to conditions.

- 1.B 22-1080** [Action on a 282 square-foot first floor addition and a 909 square-foot second floor addition to an existing 1,286 square-foot one-story residence at 1156 Phillips Court.](#)

Recommendation: Approve the proposed addition to the existing residence resulting in a 4-bedroom, 3.5-bathroom two-story residence at 1156 Phillips Court, subject to conditions.

- 1.C 22-1082** [Action on a 168 square-foot first floor addition and 1,035 square-foot second floor addition to an existing 1,837 square foot one-story residence at 746 Pomeroy Avenue.](#)

Recommendation: Approve the proposed addition to the existing residence resulting in a 5-bedroom, 4-bathroom two-story residence at 746 Pomeroy Avenue, subject to conditions.

- 1.D 22-1088** [Action on a 749 square-foot addition and interior remodel to an existing 1,606 square-foot, three-bedroom and two-bathroom residence involving significant demolition at 142 Brian Lane.](#)

Recommendation: Approve the proposed 749 square-foot addition to an existing single-family residence resulting in a four bedroom and three bathrooms home at 142 Brian Lane, subject to conditions.

- 1.E 22-1093 [Action on the full demolition of an existing one-story residence and the new construction of a 1,543 square foot one-story residence at 2068 Monroe Street.](#)

Recommendation: Approve the full demolition of the existing residence and the new construction of a 3-bedroom, 2.5-bathroom one-story residence at 2068 Monroe Street, 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. 22-1054 [Architectural Review of a six-story mixed-use development with 200 affordable residential units at 80 Saratoga Avenue](#)

Recommendation: Approve the Architectural Review of a six-story mixed use development with 200 affordable apartments at 80 Saratoga Avenue, subject to conditions, consistent with State Bill 35 and State Density Bonus Law (Government Code Section 64915).

3. 22-1081 [Action on a 589 square-foot second-story addition to an existing 1,481 square-foot one-story residence at 2663 Sonoma Place.](#)

Recommendation: Redesign the proposed project to reduce the balcony depth from 9 feet, 4 inches to a maximum depth of 4 feet before resubmitting for final architectural approval by Planning staff per the conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is on Wednesday, October 19, 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.