



City of Santa Clara

Meeting Minutes

Development Review Hearing

06/07/2023

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)

- Via Zoom:

- o <https://santaclaraca.zoom.us/j/92950218717> or

- o Phone: 1 (669) 900-6833

Meeting ID: 929 5021 8717

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 the 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 on the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

Please 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://santaclaraca.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.

PUBLIC PARTICIPATION IN ZOOM

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 4:05 p.m.

[23-744](#)

Declaration of Procedures

Acting Development Review Officer Lesley Xavier read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

None.

- 1.A** [23-563](#) Action on the new construction of a 1,922 square foot two-story residence at 2516 Parkland Court (CEQA: Categorical Exemption, 15303 (Class 3 - New Construction or Conversion of Small Structures))

Recommendation: Use of a Categorical Exemption per CEQA 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the new construction of a 1,922 square foot 5-bedroom 4-bathroom two-story residence at 2516 Parkland Court, subject to conditions.

- 1.B [23-613](#) Action on a 477 square foot first floor addition and a 1,686 square-foot second floor addition to an existing one-story residence resulting in a 3,896 square-foot two-story residence at 3349 Soares 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 477 square foot first floor addition, and 1,686 second floor addition to an existing one-story residence resulting in a 3,896 square foot 4-bedroom, 3-bathroom two-story residence at 3349 Soares Court, subject to conditions.

- 1.C [23-657](#) Action on the demolition of an existing one-story single-family residence to construct a new two-story 3,835 square-foot single-family residence including second story Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) at 1982 Graham Lane (CEQA: Class 1 Categorical Exemption 15301(e)(1), Existing Facilities)

Recommendation: Use of a Categorical Exemption per CEQA 15301(e)(1), Existing Facilities and **Approve** the Architectural Review for the demolition of an existing one-story single-family residence to construct a new two-story 3,835 square-foot single-family residence including second-story ADU and JADU at 1982 Graham Lane, subject to conditions.

- 1.D [23-702](#) Action on the construction of a 734 square-foot attached Accessory Dwelling Unit (ADU) within the rear yard building setback area of a single-family residence located at 1940 Larsen Place (CEQA: Exempt, Section 15301(e) (3) New Construction or Conversion of Small Structure)

Recommendation: Use of a CEQA Categorical Exemption Section 15301(e) (3) (New Construction or Conversion of Small Structure) and **Approve** the attached accessory dwelling unit within the rear setback of a single-family residence, subject to conditions.

Action: Acting Development Review Hearing Officer Lesley Xavier approved the consent calendar.

GENERAL BUSINESS

2. [23-681](#) Action on two multifamily residential design schemes for residential development within the Tasman East Specific Plan area located at 2101, 2111, and 2121 Tasman Drive and 2220 Calle de Luna

Recommendation: **Consider** the Addendum to the Tasman East Specific Plan EIR and **Approve** the new construction of two potential design schemes; Mid-Rise Scheme including two eight-story residential buildings with one level below grade parking with a total of 900 units and a High-Rise Scheme including two eight-story residential buildings with one level below grade parking with a total of 950 units, subject to conditions.

Item 2 was moved to the June 28, 2023 Development Review Hearing Meeting.

3. [23-701](#) Action on a 982 square-foot second story addition, 238 square-foot first floor addition, and 1,030 square feet remodel at 74 Woodhams. (CEQA: Class 1 Categorical Exemption 15301(e)(1), Existing Facilities) (Continued from the May 10, 2023 Development Review Hearing)

Recommendation: **Approve** Architectural Review and a Class 1 CEQA Categorical Exemption for the 982 square feet second story addition, 238 square feet first floor addition, and 1,030 square feet remodel of the existing residence at 74 Woodhams Road, subject to conditions.

Assistant Planner Meha Patel provided the staff presentation. **Architect Leo Chuad** provided the applicant presentation.

Public Speakers: Leonard
Southbay YIMBY

Action: Acting Development Review Hearing Officer approved staff recommendation.

4. [23-703](#) Action on a proposed 491 square-foot first floor and 1,230 square-foot second story addition to an existing single-family residence totaling 3,284 square feet at 3649 Eastwood Circle.

Recommendation: **Redesign** the first and second story addition to the single-family residence to be more in keeping with the City's design guidelines, namely provide articulations on the sides for the second-floor addition and create a more cohesive fenestration design.

Assistant Planner Daniel Sobczak provided the staff presentation.

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

ADJOURNMENT

The meeting adjourned at 4:50 p.m.

The next regular scheduled meeting is on Wednesday, June 28, 2023

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

<https://santaclara.legistar.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."

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