



City of Santa Clara

Meeting Minutes

Development Review Hearing

02/03/2021

3:00 PM

Virtual Meeting

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented the following method 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.

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

Development Review Officer Gloria Sciara called the meeting to order at 3:03 p.m.

[21-79](#)

Declaration of Procedures

Development Review Officer Gloria Sciara read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

Associate Planner Steve Le requested that Item 3 be heard in advance of Item 2 to allow him to attend another meeting. **Development Review Officer Gloria Sciara** granted this request and noted that the items would be heard out of order.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR**1.A** [21-36](#)

Action on remodel and addition of a single-family residence at 4878 Avenida De Los Arboles.

Recommendation: **Approve** the proposed remodel and addition of a single-family residence at 4878 Avenida De Los Arboles, subject to conditions.

1.B [21-104](#)

Action on remodel and addition of single-family residence located at 2336 Silveria Court

Recommendation: **Approve** the first floor and second floor addition to an existing two-story single-family residence resulting in a 2,347 square feet five-bedroom, three and half-bathroom residence with an existing attached two-car garage and 365 square feet one-car garage.

Action: **Development Review Officer Gloria Sciara** approved all items on the consent calendar.

GENERAL BUSINESS

2. [21-01](#) Action on proposed 371 Units Multi-housing project at 2225 Calle De Luna & 2232 Calle Del Mundo

Recommendation: **Approve** the proposed 371 Units Multi-housing project at 2225 Calle de Luna & 2232 Calle Del Mundo, subject to conditions.

Associate Planner Nimisha Agrawal provided the staff presentation. **Applicants Clark Manus, Troy Vernon, and Whitney Miller** provided the applicant presentation. **Lance Saleme, resident**, expressed support for the project and inquired about the improvements to adjacent streets, utilizing the rooftop space, and the timeline. The applicants clarified that Lick Mill Boulevard would be widened, that the building type does not allow for rooftop occupancy, and that the building permitting process would take approximately one year with a tentative groundbreaking set for early 2022.

Action: Development Review Officer Gloria Sciara approved staff recommendation.

3. [21-35](#) Action on a first- and second-story addition and a new accessory dwelling unit at 2550 Dixon Drive

Recommendation: **Approve** the proposed first- and second-story addition, and a new accessory dwelling unit at 2550 Dixon Drive, subject to conditions.

Associate Planner Steve Le provided the staff presentation. There were no public comments.

Action: Development Review Officer Gloria Sciara approved staff recommendation.

The meeting went into recess at 4:10 p.m. and reconvened at 6:04 p.m.

4. [21-148](#) Action on Phase 1 of the Gateway Crossings Project design plan at 1205 Coleman Avenue

Recommendation: Review and accept public comments and continue to the Development Review Hearing of March 17, 2021.

Development Review Officer Gloria Sciara explained that the project was scheduled to be heard at this later time to allow for more public comments. **Associate Planner Debby Fernandez** provided the staff presentation. **Applicants Alden Smith, Kevin Ma, Paul Kearney, Ken Nilmeier, and Jacob Petersen** provided the applicant presentation.

Public Speakers:

Brian Goldenberg stated that the project fits nicely with the surroundings, provides much-needed housing, and provides utilizable open space and a landmark to the City.

Rob Mayer stated that improvements were made but more details still need to be addressed and that he would be willing to work with the applicants to provide input.

Adam Thompson requested that plans be made available a day before the meeting so that the public can provide meaningful comments and provided comments on the design. Staff clarified that the presentation will be made available on the project webpage on the City's website and that plans would be provided prior to future meetings.

Robert Fitch expressed that he strongly supported the project due to its pedestrian-friendly environment and provides much-needed housing and commended the applicants for their efforts given the constraint.

Emmy Moore-Minister thanked City Staff and the applicants and expressed support the project and how it integrates different styles.

Jonathan Evans provided comments on the design and expressed support for the project.

Josh Rupert acknowledged the substantial changes made by the applicants and expressed support for the project, notably the housing.

Mike Walke, Old Quad resident, expressed support for the project, acknowledging that the developer has made extensive changes to incorporate the input and stated that the opening of the park should not be delayed.

Lance Saleme, resident, expressed support for the project and inquired if the hotel would be built in Phase II. Staff provided clarification that the hotel will be constructed before the initiation of Phase III as per public comment and Council action.

Linda Leca expressed support for the project.

Cheryl Walsh expressed support for the project and acknowledged the developer's work incorporating the public comments.

Action: Development Review Officer Gloria Sciara continued public hearing Item 4 to the March 17, 2021 Development Review Hearing for final action.

ADJOURNMENT

The meeting adjourned at 7:16 p.m.

The next regular scheduled meeting is on Wednesday, February 17, 2021 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.