



City of Santa Clara

Meeting Minutes

Development Review Hearing

02/17/2021

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. 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

Development Review Officer Gloria Sciara called the meeting to order at 3:09 p.m.

[21-248](#)

Declaration of Procedures

Development Review Officer Gloria Sciara read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

None.

GENERAL BUSINESS

1. [21-184](#) Action on the proposed 134 square foot first floor and 881 square foot second floor addition to a single-family residence at 1680 Eberhard Street

Recommendation: **Approve** the 134 square feet ground floor addition and an 881 square feet second story addition to an existing 1,540 square feet 3-bedroom and 2-bathroom house, resulting in a two-story 2,555 square feet, 5-bedroom and 3-bathroom house with an expanded 421 square feet attached two-car garage for the property located at 1680 Eberhard Street, subject to conditions.

Assistant Planner I Tiffany Vien provided the staff presentation and clarified the total square footage with the ADU. **Applicant Dan Fritschen** answered **Development Review Officer Gloria Sciara's** questions regarding the sill height and design. There were no public comments.

Action: **Development Review Officer Gloria Sciara** approved staff recommendation.

2. [21-259](#) 2300 Calle de Luna Modification to Previously Approved Design Review and Condition of Approval to the Permitted Construction Hours to allow for construction on Saturdays between the hours of 9:00 a.m. and 6:00 p.m.

Recommendation: Alternative #1 : Approval of the modifications to the previously approved project's design and condition of approval relating to construction hours

Contract Planner Holly Pearson provided the staff presentation and clarified the proposed revision for condition C10 to allow exterior construction on Saturdays at sites in excess of 300 feet of an occupied residence. **Applicants Nick Witte, Related California, and Asheshh Saheba and Tansy Mak, Steinberg Hart**, provided the applicant presentation. **Development Review Officer Gloria Sciara** asked the applicant team to explain why the design was changed and had questions on the bird-safe design components. The applicant team clarified that the design changed due to challenges with the unit layouts and that the requirements set by the environmental consultant, H.T. Harvey, would be met by adding frit to the glass.

Lance Saleme, resident, expressed concern for the redesign and suggested that the architect preserve the diagonals in a facade treatment with different materials or placements of windows to carry through the spiral effect.

Action: Development Review Officer Gloria Sciara approved the staff recommendation with the addition to condition C14: Prior to the issuance of the building permits, a third-party consultant will verify that the construction documents are compliant with the mitigation and condition for the bird-safe glass.

ADJOURNMENT

The meeting adjourned at 4 p.m.

The next regular scheduled meeting is on Wednesday, March 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.

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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.