



City of Santa Clara

Meeting Minutes

Development Review Hearing

04/21/2021

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 p.m.

[21-547](#) 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

1.A [21-550](#) Action on the proposed 182 square feet first floor and 1,619 square feet second floor addition to a single-family residence at 2852 Humbolt Avenue

Recommendation: Approve the 182 square feet ground floor addition and a 1,619 square feet second story addition to an existing 1,934 square feet 3 bedroom and 2.5 bathroom one-story single family residence resulting in a 3,735 square feet 6 bedroom and 4.5 bathroom two-story single family residence with an expanded 526 square feet attached two-car garage for the property located at 2852 Humbolt Avenue, subject to conditions.

Action: Development Review Officer Gloria Sciara approved item 1.A on the consent calendar.

1.B [21-591](#) Action on a new 89-unit multi-family residential project located at 2354 Calle Del Mundo (Continued from the March 17, 2021 Development Review Hearing)

Recommendation: Continue the item to the May 12, 2021 Development Review Hearing.

Action: Continued to the May 12, 2021 Development Review Hearing

GENERAL BUSINESS

2. [21-364](#) Action on the demolition of a one-story home to construct a new two-story single-family residence located at 159 Brookside Avenue

Recommendation: **Redesign** to provide second story wall stepped back minimum 3 feet from left sides of the first-floor walls and to make the balcony on the second floor maximum depth of four feet to allow demolition of a one-story home to construct a new two-story single-family residence located at 159 Brookside Avenue

Associate Planner Elaheh Kerachian provided the staff presentation. **Development Review Officer Gloria Sciara** noted that specification needed to be added to the condition for the project Arborist to detail oak tree protection during construction. **Michelle Miner** provided the applicant presentation and provided justification regarding the large balcony at the second floor. There were no public comments.

Action: Development Review Officer Gloria Sciara approved staff recommendation with the added condition to reduce the balcony to 12 feet, add more enhanced screening on the side of the balcony, and to include arborist standards to tree protection measures.

3. [21-502](#) Action on a proposed demolition and replacement construction of a single-family residence at 2337 Warburton Avenue

Recommendation: **Approve** the proposed demolition and replacement construction of a single family residence totaling 2,431 square feet at 2337 Warburton Avenue, subject to conditions.

Associate Planner Debby Fernandez provided the staff presentation. There were no public comments.

Action: Development Review Officer Gloria Sciara approved staff recommendation with the following condition: applicant will provide details to staff regarding design details on the garage door and consider planting additional tree(s) if existing birches are to be removed.

4. [21-515](#) Action on a 1,650 square feet addition to the existing 1,944 square feet single-family residence located at 3725 Daniel Way

Recommendation: **Approve**, subject to conditions, the Architectural Review of the addition to the single-family residence located at 3725 Daniel Way

Associate Planner Elaheh Kerachian provided the staff presentation. There were no public comments.

Action: Development Review Officer Gloria Sciara approved staff recommendation subject to the added condition to add a street tree and/or a front yard tree.

ADJOURNMENT

The meeting adjourned at 3:56 p.m.

The next regular scheduled meeting is on Wednesday, May 12, 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.