



# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

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05/12/2021

3:00 PM

Virtual Meeting

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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](mailto: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.

[21-670](#)

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** [21-593](#)

Action on major demolition of an existing one-story home to construct a new 2,036 square feet two-story home with an attached 413 square feet garage single-family residence located at 2605 Painted Rock Drive

**Recommendation:** **Approve**, subject to conditions, the architectural review of major demolition of an existing one-story home to construct a new 2,036 square feet two-story with an attached 413 square feet garage single-family residence located at 2605 Painted Rock Drive

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

**1.B** [21-633](#)

Action on a 989 square feet ground floor addition, interior remodel and 322 square feet garage addition at 1772 Main Street

**Recommendation:** **Approve** the proposed 989 square feet ground floor addition and interior remodel of an existing three-bedroom one-bathroom 1,801 square feet single-family residence resulting in a five-bedroom four-bathroom 2,790 square feet single-family residence with a new detached 322 square feet garage for the property located at 1863 Clifford Street, subject to conditions.

Item 1.B was pulled from the consent calendar for discussion and heard after Item 2. **Associate Planner Nimisha Agrawal** provided the staff presentation.

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

**GENERAL BUSINESS**

2. [21-514](#) Action on the demolition of an existing two-story home to construct a new 4,251 square feet two-story with an attached 530 square feet garage single-family residence located at 136 Douglane Avenue

**Recommendation:** **Approve**, subject to conditions, the architectural review of the demolition of an existing two-story home to construct a new 4,251 square feet two-story with an attached 530 square feet garage single-family residence located at 136 Douglane Avenue

**Associate Planner Elaheh Kerachian** provided the staff presentation. **Architect Robin McCarthy** confirmed that the window is proposed in the stairwell of second floor.

**Action: Development Review Officer Gloria Sciara approved staff recommendation subject to the added condition to move the proposed front yard tree closer to the property line to act as a street tree.**

3. [21-585](#) Action on a new 89-unit multi-family residential project located at 2354 Calle Del Mundo (Continued from the March 17, 2021 and April 21, 2021 Development Review Hearings)

**Recommendation:** **Approve**, subject to revised conditions of approval, the Architectural Review of an 89-unit multi-family residential project located at 2354 Calle Del Mundo.

**Senior Planner Rebecca Bustos** provided the staff presentation and mentioned that the project was continued from the DRH meetings of March 17 after discussion and April 21 without discussion. **Ron Patrick** (public speaker) provided a presentation. **Applicant Steven Edwards from Ensemble Real Estate Investment** mentioned that they have been working to address Ron Patrick's concerns.

**Public Speakers:** Lance Saleme  
Ron Patrick

**Action: Development Review Officer Gloria Sciara approved staff recommendation with added conditions that the developer shall maintain all easements throughout construction, will provide monthly schedule to adjacent property owners and host bimonthly construction meetings, concrete material used in the parking easement shall be of a psi to support commercial trucks, developer to address in good faith: a) construction of a fence in front of 5191 Lafayette (adjacent property) b) sidewalk in front of 5191 Lafayette (adjacent property) c) removal of concrete wall adjacent to the parking easement.**

**ADJOURNMENT**

The meeting adjourned at 4:26 p.m.

The next regular scheduled meeting is on Wednesday, June 9, 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.