



City of Santa Clara

Meeting Minutes

Development Review Hearing

09/15/2021

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

Senior Planner Rebecca Bustos called the meeting to order at 3 p.m. on behalf of the **Development Review Officer Gloria Sciara**.

[21-1258](#) Declaration of Procedures

Senior Planner Rebecca Bustos read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

- 1.A [21-1154](#) Action on an Architectural Review for the addition of a sliding glass door to an existing bedroom resulting in two bedrooms with direct exterior access and widening the existing front porch by 70 square feet at 2029 Francis Avenue. The project also includes ministerial approval of a new 280 square-foot detached Accessory Dwelling Unit (ADU)

Recommendation: **Approve** the proposed addition of a sliding glass door to an existing bedroom resulting in two bedrooms with direct exterior access and widening the existing front porch by 70 square feet at 2029 Francis Avenue, subject to conditions.

Action: Senior Planner Rebecca Bustos Approved Item 1.A

- 1.B [21-1161](#) Action on the new construction of 2,690 square feet 4 bedroom 3.5 bathroom two-story single family residence at 615 Armanini Avenue

Recommendation: **Approve** the new construction of a 2,690 square feet 4 bedroom 3.5 bathroom two-story single family residence for the property located at 615 Armanini Avenue, subject to conditions.

Item 1.B was pulled from the consent calendar for discussion and heard before Item 2. **Architect William Fisher** clarified the length of the rear setback.

Public Speakers: Gregory Schulte

Action: Senior Planner Rebecca Bustos approved Item 1.B

- 1.C [21-1174](#) Action on the proposed 332 square-foot first floor and 1,130 square-foot second floor addition to a single-family residence at 1762 Townsend Avenue

Recommendation: **Approve** the 332 square feet ground floor addition and a 1,088 square feet second story addition to an existing 1,088 square feet 3-bedroom and 1-bathroom house, resulting in a two-story 2,550 square feet, 4-bedroom and 3.5-bathroom house with an existing 405 square feet attached two-car garage for the property located at 1762 Townsend Avenue, subject to conditions.

Action: Senior Planner Rebecca Bustos Approved Item 1.C

- 1.D [21-1175](#) Action on the proposed 603 square-foot first floor rear addition to a two-story single-family residence at 2826 Toyon Drive

Recommendation: **Approve** the 603 square feet ground floor addition an existing 1,238 square feet 4-bedroom and 2.5-bathroom two-story residence resulting in a two-story 2,533 square feet, 5-bedroom and 4-bathroom house with an existing 420 square feet attached two-car garage for the property located at 2826 Toyon Drive, subject to conditions.

Action: Senior Planner Rebecca Bustos Approved Item 1.D

- 1.E [21-1186](#) Action on the proposed demolition and construction for a new single-story residence with an attached accessory dwelling unit (ADU) at 3054 Harding Avenue

Recommendation: **Approve** the complete demolition of the existing residence and construction of a new 1,719 square-foot two-bedroom, three-bathroom single-story residence with an attached 412 square-foot garage and a 493 square foot two-bedroom, one-bathroom ADU, subject to conditions.

Item 1.E was pulled from the consent calendar for discussion and heard after Item I.B. **Associate Planner Steve Le** gave a brief presentation about the project. Public comments were received prior to the meeting regarding concerns for privacy.

Public Speakers: Judy Algas
Tong
Hongjiang Li

Action: Senior Planner Rebecca Bustos Approved Item 1.E

- 1.F [21-1189](#) Action on the proposed two-story addition for the single-story residence at 641 Wilson Court

Recommendation: **Approve** the demolition and construction of a new 4,133 square-foot two-story, six-bedroom, five-and-a-half bathroom, residence and a 462 square feet two-car garage, subject to conditions.

Item 1.F was pulled from the consent calendar for discussion and heard after Item 1 E. **Associate Planner Steve Le** provided a description of the project because the one listed on the Agenda had the wrong recommendation. He also gave a staff presentation and shared that there were comments received prior to the meeting regarding concerns for privacy.

Public Speakers: Zarana Shah
Montegue

Action: Senior Planner Rebecca Bustos approved Item 1.F

GENERAL BUSINESS

2. [21-1112](#) Action on the proposed 1,474 square-foot second story addition to a single family residence at 621 Hillsdale Avenue

Recommendation: **Redesign** the proposed front balcony for the 1,474 square foot second story addition resulting in a 3,459 square foot 6 bedroom 6 bathroom two-story residence for the property located at 621 Hillsdale Avenue.

Assistant Planner Tiffany Vien provided the staff presentation and shared that there were public comments received prior to the meeting regarding concerns for privacy and neighborhood compatibility from the proposed project. **Architect Aditi Mukherhee** provided an explanation for the public comments received in regards the windows and the balcony.

Public Speakers: Suvanan Dutta
Uday Mommini
Krupa Shridhar

Action: Senior Planner Rebecca Bustos approved staff recommendation to reduce the depth of balcony to 4 feet.

3. [21-1187](#) Action on the proposed demolition and construction for a new two-story residence at 2730 Monroe Street

Recommendation: **Approve** the demolition and construction of a new 4,133 square feet two-story, six-bedroom, five-and-a-half bathroom, residence and a 462 square feet two-car garage, subject to conditions.

Associate Planner Steve Le provided the staff presentation and shared that public comments were received prior to the meeting regarding privacy concerns. **Homeowner Paul Singh** provided a brief description of the project and mentioned an estimated time frame for the project to be completed.

Public Speakers: Monique

Action: Senior Planner Rebecca Bustos approved staff recommendation.

ADJOURNMENT

The meeting adjourned at 4:31 p.m.

The next regular scheduled meeting is on Wednesday, October 20, 2021 at 3 p.m.

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

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.