



City of Santa Clara

Meeting Minutes

Development Review Hearing

10/20/2021

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.

[21-1481](#) Declaration of Procedures

Development Review Officer Gloria Sciara read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

Item 1.C will be continued to the 11.3.21 Development Review Hearing meeting

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

1.A [21-1376](#) Action on demolition of the existing 1,165 square foot one story single family residence to construct 2,846 square feet two-story single family residence containing five bedrooms and three and a half bathrooms with a 460 square foot two-car garage at 758 Clara Vista Avenue.

Recommendation: **Approve** the proposed demolition of the existing one story three bedroom two bath 1,165 square foot single family residence and construction of the 2,846 square foot two-story single family residence containing five bedrooms and three and a half bathrooms with a 460 square foot two-car garage at 758 Clara Vista Avenue, subject to conditions.

1.B [21-1388](#) Action on the demolition of an existing 1,064 square-foot one-story residence and the new construction of a 3,566 square-foot two-story residence at 2985 Fresno Street

Recommendation: **Approve** the demolition of an existing 1,064 square-foot 2-bedroom 1-bathroom one-story residence and the new construction of a 3,566 square-foot 5-bedroom, 5-bathroom, 1-office two-story residence with a new 440 square-foot attached two-car garage for the property located at 2985 Fresno Street, subject to conditions.

Action: Development Review Officer Gloria Sciara approved items 1.A and 1.B on the consent calendar.

1.C **21-1390** Action on the demolition of an existing 157 square foot deck and the new construction of 65 square foot second floor balcony with an exterior staircase at the rear of the existing two-story residence at 3148 Barkley Avenue

Recommendation: Continue the item to the November 3, 2021 Development Review Hearing.

Action: Continued the item to the November 3, 2021 Development Review Hearing.

GENERAL BUSINESS

2. [21-1335](#) Action on demolishing the existing 1,795 square-foot one-story single-family residence to construct 3,708 square-foot six bedrooms and five bathrooms two-story single family residence with a new 529 square-foot two-car garage at 510 Meadow Avenue

Recommendation: **Approve** the proposed demolition of the existing one story three-bedroom, two-bath 1,795 square-foot single-family residence to construct a 3,708 square-foot six bedroom and five bathroom two-story single-family residence with a new 529 square-foot two-car garage, 23 square feet front porch, a 367 square-foot rear patio, and 445 square-foot second floor balcony to the rear at 510 Meadow Avenue, subject to conditions.

Associate Planner Nimisha Agrawal provided the staff presentation and shared that public comments were received prior to the meeting regarding concerns about the large size of the proposed house.

Public Speakers: Stanley Toal

Action: Development Review Officer Gloria Sciara approved staff recommendation.

3. [21-1378](#) Action on the 518 square-foot first floor addition and 1,823 square-foot second floor addition to a one-story single-family residence at 3885 Baldwin Drive

Recommendation: **Approve** the 518 square feet ground floor addition and 1,823 second floor addition to an existing 1,806 square feet 4-bedroom and 2-bathroom two-story residence resulting in a two-story 4,147 square feet, 7-bedroom, 1-office, and 4.5-bathroom house with an existing 596 square feet attached garage for the property located at 3885 Baldwin Drive, subject to conditions.

Assistant Planner Tiffany Vien provided the staff presentation and shared that there were public comments received prior to the meeting regarding concerns for privacy, size of proposed residence, traffic and parking issues. **Architect Jeff Guinta** provided a brief explanations about the site plans

Public Speakers: Stanley Toal
Steve Xu
Rosy
Le Tang

Action: Development Review Officer Gloria Sciara continued the project for redesign with the recommendation to reduce the size to be around 3,500 square-foot range as the project as proposed is overbuilt, not compatible with the neighborhood

4. [21-1423](#) Action on the project design of a new six-story dual branded hotel at 312 Brokaw Road and 1240 and 1290 Coleman Avenue

Recommendation: Approve the project design of a new six-story dual branded hotel at 312 Brokaw Road and 1240 and 1290 Coleman Avenue.

Associate Planner Debby Fernandez provided the staff presentation. **Architect Kurt Jesen** provide the applicant presentation.

Public Speaker: Josh Ruper

Action: Development Review Officer Gloria Sciara approved staff recommendation.

ADJOURNMENT

The meeting adjourned at 5:02 p.m.

The next regular scheduled meeting is on Wednesday, November 3, 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.

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.