



City of Santa Clara

Meeting Minutes

Development Review Hearing

12/01/2021

3:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 21-9023, the Development Review Hearing meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods 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

Acting Development Review Officer Reena Brilliot called the meeting to order at 3 p.m.

[21-1670](#) Declaration of Procedures

Acting Development Review Officer Reena Brilliot read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

1.A [21-1549](#) Action on the proposed 329 square-foot second floor addition and interior remodel of an existing one-story single-family residence at 517 Hubbard Avenue

Recommendation: **Approve** 1,110 square feet ground floor addition and interior remodel of an existing one-story three-bedroom, two-bathroom 1,567 square feet single-family residence resulting in a one-story potentially five-bedroom, three-bathroom 2,677 square feet single-family residence with the existing 457 square-foot garage and 38 square-foot front porch to remain for the property located at 517 Hubbard Avenue, subject to conditions.

1.B [21-1604](#) Action on the proposed 1,110 square feet ground floor addition and interior remodel of an existing one-story single-family residence at 2742 Glorietta Circle

Recommendation: **Approve** 1,110 square feet ground floor addition and interior remodel of an existing one-story three-bedroom, two-bathroom 1,567 square feet single-family residence resulting in a one-story potentially five-bedroom, three-bathroom 2,677 square feet single-family residence with the existing 457 square-foot garage and 38 square-foot front porch to remain for the property located at 2742 Glorietta Circle, subject to conditions.

1.C [21-1608](#) Action on the 633 square-foot first floor addition and 550 square-foot second floor addition to a one-story single-family residence at 4739 Snead Drive

Recommendation: **Approve** the 633 square-foot first floor addition, a 550 square-foot second floor addition, a 500 square-foot JADU conversion, and a new 1,150 square-foot second story ADU to an existing 1,170 square-foot 4-bedroom, 2-bathroom, one-story residence resulting in a 2,353 square-foot 6-bedroom, 5-bathroom, two-story residence with a new 600 square-foot attached garage for the property located at 4739 Snead Drive, subject to conditions.

- 1.D [21-1609](#) Action on the demolition of an existing 1,680 square-foot one-story residence and the new construction of a 2,563 square-foot two-story single-family residence at 73 Jenkins Place

Recommendation: **Approve** the demolition of the existing 1,680 square-foot one-story residence and the new construction of a 2,563 square-foot 5-bedroom, 4-bathroom, two-story single family residence with a new 445 square-foot attached two-car garage for the property located at 73 Jenkins Place, subject to conditions.

Action: Acting Development Review Officer Reena Brilliot approved all items on the consent calendar.

GENERAL BUSINESS

2. [21-1600](#) Action on the new construction of a two-story, 2,748 square foot, four bedroom and five bathroom single family home, at 1922 Main Street

Recommendation: **Approve** the new construction of a two-story, 2,748 square-foot, four-bedroom and five- bathroom single-family home, at 1922 Main Street, subject to conditions.

Associate Planner Jeff Schwilk provided the staff presentation and shared that public comments were received prior to the meeting regarding concerns about proposed project. Staff reviewed the proposed floor plans to clarify where the bathrooms would be located. **Applicant representative Baron Augustine and Owner's Agent Harmit Toor** answered some questions from residents in the area. He clarified that the house is in the process of reviewing permits in the last year with the City of Santa Clara.

Public Speaker: Claudio Cherubino
Jason Chan
Jane H.
Russ Mancillas

Action: Acting Development Review Officer Reena Brilliot will continued the item and recommended providing a redesign and minimize the elevations of the second story.

3. [21-1607](#) Action on the 432 square-foot first floor addition and 1,276 square-foot second floor addition to a one-story single-family residence at 3885 Baldwin Drive

Recommendation: **Approve** the revised project proposal consisting of a 432 square feet ground floor addition and 1,276 second floor addition to an existing 1,806 square feet 4-bedroom and 2-bathroom two-story residence resulting in a two-story 3,514 square feet, 5-bedroom, 1-office, and 4-bathroom house with an existing 550 square feet attached garage for the property located at 3885 Baldwin Drive, subject to conditions.

Assistant Planner Tiffany Vien provided the staff presentation and mentioned that the items was heard at the October 25, 2021 Development Review Hearing and was continued for a redesign. **Assistant Planner Tiffany Vien** also mentioned that two public comments were received regarding privacy concerns and design. **Applicant Jeff Guinta** mentioned that they significantly reduce the size of the second floor and provided a brief presentation of the redesign, including the size of the second story and where the windows will be located.

Public Speakers: Steve Xu
Stanley Toal

Action: Acting Development Review Officer Reena Brilliot approved staff recommendation.

ADJOURNMENT

The meeting adjourned at 4:33 p.m.

The next regular schedule meeting is on Wednesday, January 12, 2022 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.