



City of Santa Clara

Meeting Minutes

Development Review Hearing

09/14/2022

3:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9135, 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 Lesley Xavier called the meeting to order at 3:02 p.m.

[22-1134](#) Declaration of Procedures

Acting Development Review Officer Lesley Xavier read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

1.A [22-1077](#) Action on the 523 square foot addition to an existing 1,585 square foot one-story residence at 2612 Benton Street.

Recommendation: **Approve** the proposed addition to the existing residence resulting in a 5-bedroom, 3.5-bathroom one-story residence at 2612 Benton Street, subject to conditions.

1.B [22-1080](#) Action on a 282 square-foot first floor addition and a 909 square-foot second floor addition to an existing 1,286 square-foot one-story residence at 1156 Phillips Court.

Recommendation: **Approve** the proposed addition to the existing residence resulting in a 4-bedroom, 3.5-bathroom two-story residence at 1156 Phillips Court, subject to conditions.

Item 1.B was moved to Public Hearing. Applicant Linda give a brief description of the project. **Assistant Planner Tiffany Vien** presented the proposed site plans of the project.

Public Speaker: Joan

Action: Acting Development Review Officer Lesley Xavier approved with the added condition of approval to plant landscape screening at the northern corner of the rear yard. Plant material shall grow to at least 15 feet tall.

- 1.C [22-1082](#) Action on a 168 square-foot first floor addition and 1,035 square-foot second floor addition to an existing 1,837 square foot one-story residence at 746 Pomeroy Avenue.

Recommendation: **Approve** the proposed addition to the existing residence resulting in a 5-bedroom, 4-bathroom two-story residence at 746 Pomeroy Avenue, subject to conditions.

Item 1.C was moved to Public Hearing. Applicant Ujjal Sign gave a brief description of the project and clarified the neighbors concerns.

Public Speakers: Ruben

Action: Acting Development Review Hearing Officer Lesley Xavier Approved the staff recommendation.

- 1.D [22-1088](#) Action on a 749 square-foot addition and interior remodel to an existing 1,606 square-foot, three-bedroom and two-bathroom residence involving significant demolition at 142 Brian Lane.

Recommendation: **Approve** the proposed 749 square-foot addition to an existing single-family residence resulting in a four bedroom and three bathrooms home at 142 Brian Lane, subject to conditions.

- 1.E [22-1093](#) Action on the full demolition of an existing one-story residence and the new construction of a 1,543 square foot one-story residence at 2068 Monroe Street.

Recommendation: **Approve** the full demolition of the existing residence and the new construction of a 3-bedroom, 2.5-bathroom one-story residence at 2068 Monroe Street, subject to conditions.

Acting Development Review Hearing Officer Lesley Xavier approved items 1A, 1D and 1E on the consent calendar.

GENERAL BUSINESS

2. [22-1054](#) Architectural Review of a six-story mixed-use development with 200 affordable residential units at 80 Saratoga Avenue

Recommendation: **Approve** the Architectural Review of a six-story mixed use development with 200 affordable apartments at 80 Saratoga Avenue, subject to conditions, consistent with State Bill 35 and State Density Bonus Law (Government Code Section 64915).

Associated Planner Debby Fernandez provided the staff presentation. Two public comments were received, one opposing the affordable housing project and one in support of the project. **Applicant Brad Dickason** provided the applicant presentation and gave a brief explanation on fire access.

Public Speakers : Giovanni Ottolini
Craig Awbrey
David

Action: Acting Development Review Hearing Officer Lesley Xavier approved the Architectural Review.

3. [22-1081](#) Action on a 589 square-foot second-story addition to an existing 1,481 square-foot one-story residence at 2663 Sonoma Place.

Recommendation: Redesign the proposed project to reduce the balcony depth from 9 feet, 4 inches to a maximum depth of 4 feet before resubmitting for final architectural approval by Planning staff per the conditions of approval.

Assistant Planner Meha Patel provided the staff presentation. **Kevin Stube Applicant** provided the applicant presentation.

Public Speaker: Richard

Action: Acting Development Review Officer Lesley Xavier approved staff recommendation with the condition of approval to provide a solid barrier around the balcony of at least 42 inches in height.

ADJOURNMENT

The meeting adjourned at 4:22 p.m.

The next regular scheduled meeting is on Wednesday, October 19, 2022 at 3:00 p.m.

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

<https://santaclara.legistar.com/calendar.aspx>

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.