



AGENDA

Wednesday, May 13, 2020 – 6:00 P.M.

COVID-19 NOTICE - This meeting will be held in a manner consistent with the Santa Clara County Health Officer's May 4, 2020 Shelter in Place Order. The Development Review Officer will be present for the meeting and applicants of agendized projects will be participating remotely. To meet appropriate social distance requirements, a limited number of individuals can be present in the City Council Chambers at a given time. Individuals from the public may be asked to wait outside or in the City Cafeteria until the item they would like to speak on is heard in the City Council Chambers. Public comments, in lieu of attendance to the meeting, is recommended and comments can be made via email to the Planning Division (Planning@SantaClaraCA.gov). Emailed comments should be sent before noon on the hearing date, May 13, 2020. Project plans will be available for viewing on the City's website <https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/architectural-review> once the Meeting Agenda is posted (72-hours before the meeting). Please contact the Santa Clara Planning project manager on this hearing notification for questions or email Planning@SantaClaraCA.gov.

1. CALL TO ORDER

2. DISTRIBUTION OF AGENDA

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting.

3. DECLARATION OF PROCEDURES

Good evening, we are calling to order the Development Review Hearing of **May 13, 2020**. I am the Hearing Officer for today's agenda on behalf of and delegated by the Director of Community Development Andrew Crabtree.

Please note the following:

- Please turn off all cell phones.
- Copies of the agenda are available on the tables by the doors for your convenience.

The hearing procedure and order of input will be as follows:

1. I will identify each project as described on the agenda.
2. For those items on the Consent Calendar, I will ask if anyone wishes to speak on the item. If a separate discussion is warranted, I will move the item to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, I will ask staff to provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record. If you do not wish to speak, please simply wave from the audience.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.

6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. I will then close the public hearing, and I may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. I will take action on the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.

4. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

5. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address any item or topic not on the agenda.

6. CONSENT CALENDAR

Consent Calendar items may be enacted, approved, or adopted by the action of the Development Review Hearing Officer unless requested to be removed by anyone for discussion or explanation. If any member of the staff, the applicant, or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Development Review Hearing during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

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| 6.A. | File No.(s): | PLN2020-14326 |
| | Location: | 470 Muriel Court , an 8,400 9,631 square-foot site located west of Muriel Court; APN: 294-31-020; property is zoned Single-Family Residential (R1-6L). |
| | Applicant: | Lana Hannashvilli |
| | Owner: | Hitomi Villmon |
| | Request: | Architectural Review of a 450 square-foot conversion of a family room into a bedroom and bathroom suite in an existing 2,210 square-foot four-bedroom, two-bathroom single-family residence resulting in a five-bedroom, three-bathroom 2,210 square-foot single-family residence with an attached 440 square-foot two-car garage to remain. |
| | Mailing Radius: | 300 feet |
| | CEQA Determination: | Categorical Exemption per CEQA 15301 (e)(1), Existing Facilities |
| | Project Planner: | Tiffany Vien, Assistant Planner |
| | Staff Recommendation: | Approve , subject to conditions |
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| 6.B. | File No.(s): | PLN2020-14309 |
| | Location: | 2931 Jerald Avenue , a 5,500 square-foot lot located on the northside of Jerald Ave, approximately 180 feet east of Santa Cruz Avenue, APN: 220-31-031; property is zoned Single-Family Residential (R1-6L). |
| | Applicant: | Top Shelf Construction |
| | Owner: | Nazee Delrooz |
| | Request: | Architectural Review of a 641 square-foot first and second floor addition and remodel to an existing 1,534 square-foot three-bedroom, two-bathroom single-story residence resulting in a 2,175 square-foot four-bedroom, three-bathroom residence with an existing 422 square-foot detached, two-car garage to remain. |

Mailing Radius: 300 feet
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Tiffany Vien, Assistant Planner
Staff Recommendation: **Approve**, subject to conditions

6.C. File No.(s): **PLN2020-14346**
Location: **3766 Eastwood Circle**, a 6,000 square-foot parcel located on the west side of Eastwood Circle between Collinwood Court and Woodbridge Way; APN: 101-27-009; property is zoned Single-Family Residential (R1-6L).

Applicant: Michael Radu
Owner: Dinesh Kumar
Request: **Architectural Review** of a ~~317~~ **294** square-foot first floor addition and a 938 square-foot second floor addition and remodel to an existing 1,657 square-foot four-bedroom, two-bathroom single-story residence resulting in a ~~2,909~~ **2,886** square-foot four-bedroom, four-bathroom residence with a new 326 square-foot second-story rear deck and an existing 449 square-foot, two-car garage to remain.

Mailing Radius: 300 feet
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Nimisha Agrawal, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7. PUBLIC HEARING ITEMS

7.A. File No.(s): **PLN2020-14337**
Location: **2215 - 2235 and 2250 - 2260 Lawson Lane** (2200 Lawson Lane PLN2007-06379/CEQ2007-01041); APNs: 224-44-022 and -024; properties are zoned Planned Development (PD).

Applicant: Evan Sockalosky, Arc Tec, Inc.
Owner: The Sobrato Organization
Request: **Architectural Review** of an overhead pedestrian bridge spanning 138 feet in length across Lawson Lane to connect the east and west campuses of the Lawson Lane Office Development Project.

CEQA Determination: Certified Environmental Impact Report
Mailing Radius: 1,000 feet
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.B. File No.(s): **PLN2020-14375**
Location: **4316 Fillmore Street**, a 3,125 square-foot site located west side of Fillmore Avenue north of Agnew Road; APN: 104-11-060; property is zoned Single-Family Residential (R1-6L).


Applicant / Owner: Kaneshka Salehi
Owner: Thorlindur Thorolfsson
Request: **Architectural Review** of a new 1,066 square-foot two-story accessory unit with two bedrooms and one bathroom attached to the rear of an existing 539 square-foot one-bedroom, one-bathroom single-family residence with no existing or proposed on-site parking.

Mailing Radius: 300 feet
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Rebecca Bustos, Senior Planner
Staff Recommendation: **Approve**, subject to conditions

8. ADJOURNMENT

Adjourn. The next regular Development Review Hearing will be held on Wednesday, June 17, 2020, at 6:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager