



AGENDA

Thursday, June 25, 2020 – 3:00 P.M.

CALL AND NOTICE OF SPECIAL MEETING JUNE 25, 2020

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 ("The Brown Act") and Section 18.112.060 of the Santa Clara City Code, the undersigned calls for a Special Meeting of the Development Review Hearing of the City of Santa Clara to commence and convene on June 25, 2020, at 3:00 pm in the City Hall Council Chambers located in the East Wing of City Hall at 1500 Warburton Avenue, Santa Clara, California, to consider the following matter(s) and to potentially take action with respect to them.

Gloria Sciara, AICP
Development Review Officer

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 using Meeting ID 929 5021 8717

Public Comments prior to meeting may be submitted via email to planning@santaclaraca.gov no later than noon on the day of the meeting. The meeting set-up is in line with the recommendations of the COVID-19 White House Task Force, which notes no more than 10 people gatherings. Applicants and most staff will be participating remotely. A limited number of staff will be present in the City Council Chambers. We highly encourage interested members of the public to stay at home and provide public comment remotely. Any members of the public wishing to come in person should first check-in at the City Council Chambers. City staff may direct you to wait in the City Hall cafeteria or outside the Council Chambers until your item of interest is discussed in order to maintain sufficient social distancing guidelines.

PUBLIC PARTICIPATION IN ZOOM WEBINAR: 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, you may exit the meeting.

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 **June 25, 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)

To be re-noticed and heard on a future Development Review Hearing date:

File No.(s):	PLN2020-14381
Location:	2300 Calle De Luna , a 5.52-acre site, located on the southwest corner of Calle De Luna and Calle De Sol; APNs: 097-46-016, 097-46-017, 097-46-018, and 097-46-028.
Applicant / Owner:	Related California / Related California
Request:	Modification to Previously Approved Design Review – for a 190 ambulatory ages units, 15,737 square feet of flex space & associated amenity space.

Mailing Radius: 1,000 feet
CEQA Determination: Addendum to EIR CEQA2018-01056
Project Planner: Richard Smeaton, Contract Planner
Staff Recommendation: **Deny**

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.

- 6.A.** File No.(s): **PLN2020-14385**
Location: **390 Hillsdale Avenue**, a 6,174 square-foot site located west of Hillsdale Avenue; APN: 316-15-061; property is zoned Single-Family Residential (R1-6L).
Applicant: Azadeh Masrour
Owner: Rakesh L. Notani
Request: **Architectural Review** of a 680 square-foot first floor addition to an existing 2,010 square-foot four-bedroom, three and a half-bathroom two-story single-family residence resulting in a 2,690 square-foot five-bedroom, four-bathroom two-story single-family residence with a 383 square-foot attached 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.B.** File No.(s): **PLN2020-14310**
Location: **2980 Miles Drive**, a 6,000 square-foot lot located on the south side of Miles Drive, APN: 290-25-070; property is zoned Single-Family Residential (R1-6L).
Applicant: Architects SF, Inc.
Owner: Esther Lee
Request: **Architectural Review** of a 896 square-foot first floor and second floor addition to an existing 1,126 square-foot three-bedroom, two-bathroom single-story residence with a 120 square-foot porch and 392 square-foot attached two-car garage resulting in a 2,022 square-foot four-bedroom, two and half-bathroom residence with a 66 square-foot porch and a 386 square-foot attached two-car garage. (*The project includes a new attached 303 square-foot studio accessory dwelling unit that will be approved administratively.*)
Mailing Radius: 300 feet
CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities
Project Planner: Ela Kerachian, Associate Planner
Staff Recommendation: **Approve**, subject to conditions
- 6.C.** File No.(s): **PLN2020-14435**
Location: **3560 Mauricia Avenue**, a 6,743 square-foot site located on the southeast side of Mauricia Avenue, approximately 390 feet north of

Gibson Avenue; APN: 296-19-051; property is zoned Single-Family Residential (R1-6L).

Applicant / Owner: Clark Nunes
 Request: **Architectural Review** of the demolition of an existing 1,570 square-foot three-bedroom, two-bathroom single-family home and replacement construction of a 2,670 square-foot four-bedroom, four-bathroom single-family home with an attached two-car garage.

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

7. PUBLIC HEARING ITEMS

7.A. File No.: **PLN2020-14378**
 Location: **1576 Shady Glen Avenue**, a 6,000 square-foot lot on the east side of Shady Glen Avenue approximately 145 feet north of Alviso Street; APN 274-01-015; property is zoned Single Family Residential (R1-6L).

Applicant / Owner: Tom Jackson
 Request: **Architectural Review** of a proposal to demolish a single-story residence to construct a replacement 1,973 square-foot three bedroom, two and a half-bathroom single-story residence and an attached 544 square-foot accessory dwelling unit and 427 square-foot garage.

Mailing Radius: 300 feet
 CEQA Determination: Categorically exempt per Section 15303, New construction or Conversion of Small Structures
 Project Planner: Debby Fernandez, Associate Planner
 Staff Recommendation: **Approve**, subject to conditions

7.B. File No.(s): **PLN2019-14204**
 Location: **2179 Laurel Drive**, a 5,748 square-foot lot located on the north side of Laurel Drive, APN: 290-11-052; property is zoned Single-Family Residential (R1-6L).

Applicant: Amin Adil Qazi
 Owner: Fayaz Syed
 Request: **Architectural Review** of a 406 square-foot addition and remodel to an existing 2,057 square-foot three-bedroom, two-bathroom two-story residence with a second story bonus room and a detached 366 square-foot two-car garage resulting in a 2,463 square-foot three-bedroom, two-bathroom residence with an existing bonus room. The existing two-car garage to be converted into a new, attached 798 square-foot two-bedroom, one-bathroom two-story accessory dwelling unit at the rear.

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

7.C. File No.(s): **PLN2020-14381**
 Location: **2300 Calle De Luna**, a 5.52-acre site, located on the southwest corner of Calle De Luna and Calle De Sol; APNs: 097-46-016, 097-46-017, 097-46-018, and 097-46-028.

Applicant / Owner: Related California / Related California

Request: **Modification to Previously Approved Design Review** – for a 190 ambulatory ages units, 15,737 square feet of flex space & associated amenity space.
Mailing Radius: 1,000 feet
CEQA Determination: Addendum to EIR CEQA2018-01056
Project Planner: Richard Smeaton, Contract Planner
Staff Recommendation: **Deny**

8. ADJOURNMENT

Adjourn. The next regular Development Review Hearing will be held on Wednesday, July 29, 2020, at 6:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager