



AGENDA

**Thursday, August 20, 2020 – 3:00 P.M.
Rescheduled from August 19, 2020 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 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

The agenda is available on the City's website on the Friday afternoon preceding the meeting.

3. DECLARATION OF PROCEDURES

The Development Review Hearing of **August 20, 2020** will be called to order. The Hearing Officer for this agenda will be Development Review Officer, AICP, Gloria Sciara 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. Each project will be identified as described on the agenda.
2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved 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, staff will 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.
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. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then 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.

6.A. File No.(s): **PLN2020-14503**
Location: **737 Mathew Street**, an 8.97-acre site on the north side of Mathew Street, 300 feet east of Lafayette Street; APN: 224-40-012; property is zoned Heavy Industrial (MH).
Applicant: Vantage Data Centers
Owner: Vantage Data Centers
Request: **Architectural Review** for a Minor Amendment to an Approved Project to increase the building size from 541,000 square feet to 570,766 square feet with changes to the architectural elevations, four additional 2.75MW generators, and a **Minor Modification** for a reduction to the parking ratio from one parking space/4,000 square-feet to one parking space/5,000 square-feet
Mailing Radius: 1,000 feet
CEQA Determination: Re-Use of Previously Adopted Mitigated Negative Declaration
Project Planner: Rebecca Bustos, Senior Planner
Staff Recommendation: **Approve**, subject to conditions

6.B. File No.(s): **PLN2020-14509**
Location: **1890 Graham Lane**, a 7,062 square-foot site located on the West side of Graham Ln; APN: 224-12-119; property is zoned Single-Family Residential (R1-6L).
Applicant: Fernando Gutierrez
Owner: Darryl/Jocelyn Smith
Request: **Architectural Review** of substantial demolition of an existing 1,021 square-foot three-bedroom, one-bathroom one-story single-family residence with a 437 square-foot attached garage resulting in a 2,384 square-foot with four bedrooms, one office, and three and half bathrooms one-story single-family residence with an existing 437 attached two-car garage.
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. PUBLIC HEARING ITEMS

7.A. File No.(s): **PLN2015-11411**
Location: **3069 Lawrence Expressway/3517 Ryder Street**, a 3.8-acre site on the southeast corner of the intersection of Lawrence Expressway and Central Expressway APN: 216-34-052; property is zoned Lawrence Station Area Plan (LSAP).
Applicant / Owner: Westlake Urban
Request: **Architectural Review** for a new five-story 328-unit apartment building with a seven-story wrapped parking garage
Mailing Radius: 1,000 feet
CEQA Determination: Determination of Consistency with the Lawrence Station Plan EIR
Project Planner: Rebecca Bustos, Senior Planner
Staff Recommendation: **Approve**, subject to conditions

7.B File No.(s): **PLN2019-14213 and CEQ2020-01077**
Location: **2305 Mission College Boulevard**, a 15.87-acre project site on the north side of Mission College Boulevard at the intersection with Juliette Lane in the City of Santa Clara; APN: 104-13-096; project site is zoned Light Industrial (ML).
Applicant: Oppidian Investment Company
Owner: Oppidian Investment Company
Request: **Architectural Review and Adoption of a Mitigated Negative Declaration** for the demolition of an existing two-story 358,000 square-foot office/R&D and construction of a new three-story 489,951 square-foot data center building, new substation, equipment yards and onsite improvements.
Mailing Radius: 500 feet
CEQA Determination: Initial Study/ Mitigated Negative Declaration
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8. ADJOURNMENT

Adjourn. The next regular Development Review Hearing will be held on Wednesday, September 16, 2020, at 3:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Reena Brilliot
Planning Manager