



# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

01/13/2021

3:00 PM

Virtual 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  
Webinar ID: 929 5021 8717

Public Comments prior to meeting may be submitted via email to [PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov) no later than noon on the day of the meeting.

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 DECLARATION OF PROCEDURES**

**Development Review Officer Gloria Sciara** called the meeting to order at 3:05 p.m.

[21-78](#) Declaration of Procedures

**Development Review Officer Gloria Sciara** read the Declaration of Procedures.

### **REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

**Rich Hilgersom, resident**, requested for Item 4 to be withdrawn due to concerns that the notice did not meet noticing requirements. **Development Review Officer Gloria Sciara** explained that Item 4 would be heard and that this concern had been discussed with the City Attorney's office and it was verified that the description met all the ordinances and state laws for public hearing notices.

### **PUBLIC PRESENTATIONS**

**Rob Mayer, resident**, expressed concerns for the Development Review Hearing being held during normal business hours. He requested that future Development Review Hearings be moved to the evening to eliminate scheduling conflicts for attendees.

### **CONSENT CALENDAR**

1.A [21-1328](#) Action on a proposed rear addition to an existing single-family residence resulting in a five bedroom home at 2091 Corte Primavera

**Recommendation:** **Approve** the proposed rear addition to an existing single-family residence resulting in a five bedroom home at 2091 Corte Primavera, subject to conditions.

1.B [21-1402](#) Action on a Second Time Extension of a Previous Architectural Review Approval project at 3001 Tasman Drive

**Recommendation:** **Approve** the second time extension for previously approved project at the property located at 3001 Tasman Drive, subject to conditions.

**Associate Planner Nimisha Agrawal** stated that the applicant requested modifications to the Conditions of Approval for the project and that they had met with the Engineering Division to discuss the revisions. **Associate Planner Nimisha Agrawal** confirmed that the Engineering Division agreed to the revised conditions.

**Andrew Thomas, Applicant**, agreed to the revisions made by staff to remove conditions E19 and E20 regarding the sidewalk improvements and to revise conditions E17 and E18 to clarify that the improvements are only required for the portions of the street adjacent to the proposed project.

**Action: Development Review Officer Gloria Sciara approved all items on the consent calendar, with the revised Conditions of Approval for Item 1.B.**

**GENERAL BUSINESS**

2. [21-1016](#) Action on remodel and addition of single-family residence located at 2110 Coolidge Drive

**Recommendation:** **Approve** the a first floor remodel and 804 square feet second floor addition to an existing 1,734 square feet four-bedroom, two-bathroom including 446 square feet attached two-car garage resulting in a 2,538 square feet four-bedroom, three-bathroom residence including an existing 446 square feet attached two-car garage, subject to conditions.

**Associate Planner Ela Kerachian** provided the staff presentation. There were no public comments.

**Action: Development Review Officer Gloria Sciara approved staff recommendation.**

3. [21-1302](#) Action on addition to a single-family residence located at 2694 Elliot Street

**Recommendation:** **Approve** the 276 square feet first floor and 1,070 square feet second floor addition to an existing one-story 2,260 square feet three-bedroom, two-bathroom including 437 square feet attached two-car garage resulting in a two-story 3,590 square feet four-bedroom, four-bathroom residence including an existing 437 square feet attached two-car garage, subject to conditions.

**Associate Planner Ela Kerachian** provided the staff presentation. There were no public comments.

**Action: Development Review Officer Gloria Sciara approved staff recommendation.**

4. [21-1319](#) Action on an addition and substantial remodel at 1863 Clifford Street (Continued from December 2, 2020 for re-noticing)

**Recommendation:** **Approve** the proposed addition for the property located at 1863 Clifford Street, subject to conditions.

**Associate Planner Nimisha Agrawal** provided the staff presentation and shared that there were comments received prior to the meeting regarding concerns for the notice description, lack of chimney, and two-car garage.

**Development Review Officer Gloria Sciara and Nimisha Agrawal** clarified the notice did meeting public noticing requirements as per the City Attorney's Office, that a chimney is not necessary to be retained during remodels, and that a two-car garage is required under the current Zoning Ordinance.

**Action: Development Review Officer Gloria Sciara approved staff recommendation.**

5. [21-1322](#) Action on the demolition of a one-story home to construct a new one-story single-family residence at 2867 Fresno Street

**Recommendation:** **Approve** the demolition of a one-story home to construct a new one-story single-family residence at 2867 Fresno Street, subject to conditions.

**Associate Planner Debby Fernandez** provided the staff presentation. **Development Review Officer Gloria Sciara** inquired about the roof material and color. **David Perng, Applicant**, explained that the roof would be brown and that the material was chosen due to its sustainability.

**Public Speaker: Rob Mayer, resident**, stated that the proposed roof material is more contemporary than what other cities are utilizing.

**Action: Development Review Officer Gloria Sciara approved staff recommendation and added that Planning Staff is to review the roof materials prior to the issuance of the Building Permit.**

6. [21-1399](#) Action on Phase 1 of the Gateway Crossings Project design plan at 1205 Coleman Avenue

**Recommendation:** **Approve** Phase 1 of the Gateway Crossings Project design plan at 1205 Coleman Avenue, subject to conditions.

**Associate Planner Debby Fernandez** provided the staff presentation. She noted that the project would be continued to the next Development Review Hearing on February 3, 2021. **Applicants Paul Kearney, Kevin Ma, Jacob Peterson, and Alden Smith** provided the applicant presentation.

Public Speakers:

**Kevin Wang** asked where the exterior bike parking is located and that one roadway has a wide curve which encourages high vehicle speeds. The applicant explained that the majority of the bike parking is located in the interior of the project, primarily being clustered around the retail and along the park edge. **Associate Planner Debby Fernandez** clarified that the roadway had been reviewed by the City's Engineering and Fire departments.

**Rob Mayer, resident**, expressed support for the landscaping except for the palm trees. He also stated that two buildings looked very similar and would like more differentiation in the design. **Development Review Officer Gloria Sciara** suggested that more details be added to the elevations and materials in order to break down the elevations further. **Lance Saleme, resident**, suggested that the depth of the facade be increased, expressed concern for the brown color palette, and suggested there be space made for drop-offs and carshare services. The applicant clarified that there are some dedicated spaces for these uses located in the parking garage.

**Josh Rupert** acknowledged the efforts of City staff and the architects. **Jonathon Evans** appreciated the revisions including the shading trees and suggested to break down the elevations further and to provide bigger openings for retail.

**Action: Development Review Officer Gloria Sciara continued Item 6 to the February 3, 2021 Development Review Hearing.**

## **ADJOURNMENT**

The hearing adjourned at 5:48 p.m.

The next regular scheduled meeting is on Wednesday, February 17, 2021 at 3 p.m.

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.

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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.