Draft

City of Santa Clara

Meeting Minutes

Development Review Hearing

09/17/2025	**4:00 PM**	**Hybrid Meeting** **City Hall Council** **Chambers/Virtual** **1500 Warburton Avenue** **Santa Clara, CA 95050**

The City of Santa Clara is conducting the Development Review Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

o Via Zoom:
o https://santaclaraca.zoom.us/j/92950218717
  Meeting ID: 929 5021 8717
o Phone: 1 (669) 900-6833

How to Submit Written Public Comment Before Development Review Hearing Meeting:
By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Development Review Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.
Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Development Review Hearing items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

PUBLIC PARTICIPATION IN ZOOM

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 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

Development Review Officer Sheldon Ah Sing called the meeting to order at 4:00 p.m.

25-994 Declaration of Procedures

Development Review Officer Sheldon Ah Sing read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

CONSENT CALENDAR

1.A 25-993 Development Review Hearing Meeting Minutes of August 20, 2025

Recommendation: Approve the Development Review Hearing Meeting Minutes of the August 20, 2025 Meeting.

Action: Development Review Officer Sheldon Ah Sing approved the consent calendar.

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. 25-981 Public Hearing: Action on the Significant Property Alteration / Architectural Review (PLN25-00300) for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street (Continued from 8/20/25 DRH).

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Sections 15301(e)(2)-Existing Facilities and 15331-Historical Resource Restoration / Rehabilitation, and **Approve** the Significant Property Alteration / Architectural Review for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street, subject to the findings and conditions of approval.

Associate Planner Daniel Sobczak provided the staff presentation.

Homeowner Otoniel Rojas spoke about the project.

Public Comments: **None.**

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.

3. 25-929 Public Hearing: Action on the Architectural Review (PLN25-00342) for the Demolition and Reconstruction of a 1,809 Square Foot One-Story Residence located at 1252 Cabrillo Avenue.

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for the complete demolition of the existing 1,248 square foot single story home and the construction of a new 1,809 square foot single story residence, subject to the findings and conditions of approval.

Assistant Planner Summer Foss provided the staff presentation.

Architect Rey Ahmadi spoke about the project.

Public Speaker:
Cara B.

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.

4. 25-956 Public Hearing: Action on An Architectural Review (PLN25-00266) for the Demolition of an Existing Residence to Construct a 1,645 Square Foot Three Bedroom, Two & a Half Bathroom, Single-Family Residence with a 475 Square Foot Attached Two-Car Garage on a 5,384 Square Foot Lot at 2495 Painted Rock.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the demolition of an existing residential building to construct a 1,645 square foot three-bedroom, two and a half-bathroom single-family residence with a 475 square foot attached garage on a 5,384 square foot lot at 2495 Painted Rock Drive, subject to findings and conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation.

Architect Ramin Zohoor spoke about the project.

Public Comments: **None.**

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.

5. 25-957 Public Hearing: Action of the Significant Property Alteration / Architectural Review (PLN25-00116) for a 465 Square Foot First Floor Addition Resulting in a 1,559 Square-Foot Single-Story Residence on the Historic Resource Inventory Located at 834 Main Street

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Sections 15332 - Infill and 15331 - Historical Resource Restoration / Rehabilitation, and **Approve** the Significant Property Alteration / Architectural Review for a 456 square-foot addition resulting in a 1,559 square-foot single-story residence on the Historic Resource Inventory Located at 834 Main Street, subject to the findings and conditions of approval.

Associate Planner Meha Patel provided the staff presentation.

Homeowner Rebecca Fung spoke about the project.

Public Comments: **None.**

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.

ADJOURNMENT

The meeting adjourned at 4:34 p.m.

The next meeting is a special meeting on Wednesday, October 1, 2025 at 4 p.m. in the City Hall Council Chambers.

The meeting recording is available on the City's website: https://santaclara.legistar.com/calendar.aspx

MEETING DISCLOSURES

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.