



# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

11/19/2025

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](mailto: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://santaclaraca.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.

#### **CALL TO ORDER AND ROLL CALL**

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

[25-1639](#)

Declaration of Procedures

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

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**REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

None.

**CONSENT CALENDAR**

1. [25-1616](#) Development Review Hearing Meeting Minutes of October 15, 2025

**Recommendation:** Approve the Development Review Hearing Meeting Minutes of the October 15, 2025, Meeting.

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

**PUBLIC PRESENTATIONS**

None.

**GENERAL BUSINESS**

2. [25-958](#) Public Hearing: Determination of Consistency with the Adopted Mitigated Negative Declaration and Action on the Architectural Review (File # PLN24-00474) to Allow the Development of 142 Residential Units and Associated On- and Off-Site Improvements for the Property Located at 1400 Coleman Avenue. CEQA Status: Adopted Mitigated Negative Declaration.

**Recommendation:** **Determine** the project to be consistent with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) and **Approve** the Architectural Review to allow the development of 142 residential units and associated on-and off-site improvements for the property located at 1400 Coleman Avenue, subject to the findings and conditions of approval.

**Senior Planner Nimisha Agrawal** provided the staff presentation.

**Applicant Pamela Nieting** provided a presentation.

Public Comments: **None.**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation with added conditions: (1) that the stucco on the structures fronting Coleman Avenue be a smooth finish; (2) that the first floor will include a wall trellis feature for vegetation.**

3. [25-1101](#) Public Hearing: Action on an Architectural Review (PLN25-00227) for a 959 Square Foot Second Story Accessory Dwelling Unit Addition to an Existing One-Story Single-Family Residence on a 5,724 Square Foot Lot at 749 Clara Vista Avenue. CEQA Status: Exempt from CEQA per Section 15332.

**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 construction of a 939 square foot second floor addition to create a 939 square foot second story Accessory Dwelling Unit in an existing one-story single-family residence on a 5,724 square foot lot at 749 Clara Vista Avenue, subject to findings and conditions of approval.

**Development Review Officer Sheldon Ah Sing** waived the staff presentation.

**Applicant Bahman Asgarzadeh Aval** contested the recorded square footage of the proposal stating the measurement was incorrect.

Public Comments: **None.**

Due to technical difficulties, the Zoom Webinar became nonresponsive and ended at 4:30 p.m. and was restarted shortly thereafter.

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

4. [25-1564](#) Public Hearing: Action on the Architectural Review (PLN25-00355) for an 800 Square Foot Two Story Accessory Dwelling Unit to an Existing 2,069 Square Foot One-Story Residence located at 4939 Avenida De Los Arboles. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

**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 an 800-square-foot, two-story attached accessory dwelling unit (ADU), including a 105-square-foot second-story rear balcony, proposed at the rear of an existing 2,069-square-foot one-story residence.

**Development Review Officer Sheldon Ah Sing** waived the staff presentation.

**Designer Ryan Hua** was available for questions.

Public Comments: **None.**

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

5. [25-1572](#) Public Hearing: Action on an Architectural Review (PLN25-00267) for the Demolition of an Existing Residential Building to Construct a 2,282 Square Foot Four-Bedroom, Three-Bathroom Two-Story Single-Family Residence with a 400 Square Foot Attached Garage on a 5,012 Square Foot Lot at 3037 Harding Avenue. CEQA Status: Exempt from CEQA per Section 15332.

**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 2,282 square foot four-bedroom, three-bathroom two-story single-family residence with a 400 square foot attached garage on a 5,012 square foot lot at 3037 Harding Avenue, subject to findings and conditions of approval.

**Assistant Planner Alex Tellez** provided the staff presentation.

**Applicant Ramin Zohoor** was available for questions.

Public Comments: **None.**

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

6. [25-1589](#) Public Hearing: Action on an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332.

**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 construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

**Assistant Planner Alex Tellez** provided the staff presentation.

**Applicant Fiona Wang** was online, but unable to respond to questions due to technical difficulties with the Zoom Webinar audio.

**Public Speakers:**

Due to ongoing audio technical difficulties, public speakers were informed that they would be given the opportunity to speak on this item at the next scheduled hearing.

**Action: Development Review Officer Sheldon Ah Sing continued the item date certain to the December 10, 2025 Development Review Hearing due to technical difficulties with the Zoom Webinar audio.**

**ADJOURNMENT**

The meeting adjourned at 5:01 p.m.

The next regular scheduled meeting is on Wednesday, December 10, 2025 at 6 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.