



# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

06/17/2026

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. The meeting was held in the Sparacino Conference Room.

[26-689](#)

Declaration of Procedures

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

**CONSENT CALENDAR**

1. [26-687](#) Development Review Hearing Meeting Minutes of May 13, 2026

**Recommendation:** Approve the Development Review Hearing Meeting Minutes of the May 13, 2026, meeting.

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

**PUBLIC PRESENTATIONS**

None.

**GENERAL BUSINESS**

1. [26-621](#) Public Hearing: Action on the Architectural Review (PLN26-00121) for the Demolition of an Existing One-Story Residence and the Construction of a new 4,829 Square-Foot Two-Story Residence located at 108 Brookside Avenue. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction). Continued from the May 13, 2026, Development Review Hearing.

**Recommendation:**

**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new 4,829 square-foot two-story residence with four bedrooms and three and a half bathrooms, located at 108 Brookside Avenue.

**Associate Planner Daniel Sobczak** provided the staff presentation.

**Bess Wiersema (Applicant)** spoke about the changes made to the project from the May 13, 2026, Development Review Hearing.

Public Comments: **None.**

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

2. [26-623](#) Public Hearing: Action on the Architectural Review (PLN26-00008) for the Demolition of an Existing One-Story Residence and the Construction of a New 2,050 Square-Foot One-Story Residence Located at 717 Flannery Street. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 - New Construction). Continued from the May 13, 2026, Development Review Hearing.

**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"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new three bedroom two and a half bathroom 2,050 square-foot one-story residence

**Associate Planner Daniel Sobczak** provided the staff presentation.

**Ramin Zohoor (Applicant)** spoke about the changes made to the project, and how they were addressing the concerns from the May 13, 2026, Development Review Hearing.

Public Comments: **None.**

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

3. [26-624](#) Public Hearing: Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and Action on the Architectural Review (PLN24-00633) for the Demolition of Existing Buildings and Construction of 147 Units in Seven Four-Story Stacked Flat Condos and Seven Three-Story Attached Townhomes Buildings and a 4,991 Square-Foot Commercial Building Located at 3521 and 3591 Homestead Road, Subject to Senate Bill (SB) 330.

**Recommendation:** **Adopt** the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) based on findings and **Approve** the Architectural Review for the demolition of the existing buildings for the construction of a 147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building.

**Associate Planner Meha Patel** provided the staff presentation.

**Jim Sullivan (Applicant)** provided a presentation.

**Public Speakers:**

Public Speaker  
HOA President of of Bing Townhomes  
Steve Kelly  
Linda  
Vince  
Rita  
Krishna

**Development Review Officer Sheldon Ah Sing** announced there were technical difficulties with Zoom during this portion of the meeting.

**Development Review Officer Sheldon Ah Sing** inquired about how the commercial space would be marketed, and pending action items.

**Associate Planner Meha Patel** replied that the pending action item is the map that requires City Council approval.

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation with the added conditions to: (1) have windows in the garage door; (2) improve the landscape plan adjacent to buildings 10 and 11.**

4. [26-614](#) Public Hearing: Action on the Architectural Review (PLN24-00533) for the Demolition of Existing Buildings and Construction of Three Separate Multi-Family Buildings Resulting in 14 Townhomes and a Duplex Building With Commercial Space Located at 860 and 858 Civic Center Drive and 1526 Alviso Street. CEQA Status: Exempt from CEQA per Assembly Bill (AB) 130.

**Recommendation:** **Determine** the project to be exempt from California Environmental Quality Act (CEQA) pursuant to AB 130 and **Approve** the Architectural Review for the demolition of existing buildings and construction of three separate multi-family buildings, including an eight-unit 20,672 square-foot building, a six-unit 15,323 square-foot building, and a two-unit 6,012 square-foot building with 715 square-foot commercial space, located at 860 and 858 Civic Center Drive and 1526 Alviso Street, subject to findings and conditions of approval.

**Associate Planner Meha Patel** provided the staff presentation.

**Kurt Anderson (Applicant)** provided a presentation.

**Public Speakers:**

Mike Fisher  
Kerin Chen  
Shirly Fisher  
Jane Chester

**Development Review Officer Sheldon Ah Sing** inquired about pending action items for the project.

**Associate Planner Meha Patel** replied that the map requires City Council approval.

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

5. [26-619](#) Public Hearing: Action on the Architectural Review (PLN26-00162) for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive. CEQA Status: Exempt from CEQA per Section 15301 (Class 1 - Existing Facilities).

**Recommendation:**

**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive

**Associate Planner Daniel Sobczak** provided the staff presentation.

**Kunal Sunil Chawla (Applicant)** spoke about the project.

**Public Speaker:**

Ellie Barbosa

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

6. [26-625](#) Public Hearing: Action on the Architectural Review (PLN24-00521) for Demolition of the Existing 1,198 Square Foot One-Story Residence and the Construction of a New 3,817 Square Foot Two-Story Residence at 4435 Fillmore Street Located Within 200 Feet of Two Historic Resource Inventory Properties. CEQA Status: Exempt from CEQA per Section 15332 - In-Fill Development Projects.

**Recommendation:** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - Infill; and **Approve** the Architectural Review for a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five-bedroom and four-bathroom two-story residence located at 4435 Fillmore Street, subject to findings and conditions of approval.

**Associate Planner Meha Patel** provided the staff presentation.

**Daniel Warren (Applicant)** spoke about the project.

Public Speakers: **None.**

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

7. [26-501](#) Public Hearing: Action on an Architectural Review (PLN26-00079) for the Demolition of More than 50% of an Existing Single-Family Residence to Construct a 2,387 Square Foot Four-Bedroom Three-Bathroom Single Family Residence with an Attached Two-Car Garage on a 7,840 Square Foot Lot at 2035 Jackson Street. 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 more than 50% of an existing single-family residence to construct a 2,387 square foot four bedroom three-bathroom single family residence with an attached two-car garage, subject to the conditions of approval.

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

**Minh Pham (Applicant)** spoke about the project.

Public Comments: **None.**

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

8. [26-606](#) Public Hearing: Action on an Architectural Review (PLN25-00453) for the Construction of a 117 Square Foot First-Floor Addition and a 957 Square Foot Second-Floor Addition to an Existing 1,749 Square Foot Single Family Residence on a 5,338 Square Foot Lot at 2693 Toledo 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 117 square foot first-floor addition and a 957 square foot second-floor addition to an existing 1,749.5 square foot single story residence with an attached two-car garage, subject to the conditions of approval.

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

**Bena Chang (Applicant)** spoke about the project.

Public Comments: **None.**

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

9. [26-520](#) Public Hearing: Action on the Architectural Review (PLN26-00159) For a 1,093 Square Foot Single Story Addition to An Existing 1,388 Square Foot Single Story Residence With an Attached 459 Square Foot Garage Resulting in a 2,940 Square Foot Single Story Residence with Five Bedrooms and Four Bathrooms Located at 1013 Bluebird Avenue. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 -- Existing Facilities).

**Recommendation:** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for a for a 1,093 square foot single story addition to an existing 1,388 square foot single story residence with an attached 459 square foot garage resulting in a 2,940 square foot single story residence with five bedrooms and four bathrooms, located at 1013 Bluebird Avenue, subject to the findings and conditions of approval.

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

Public Comments: **None.**

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

10. [26-587](#) Public Hearing: Action on the Architectural Review (PLN25-00389) to Allow an Approximately 310 Square Foot First-Floor Addition and an Approximately 440 Square Foot Second-Floor Addition to an Existing Two-Story Single-Family Residence located at 852 Laurie Avenue. CEQA Status: Exempt from CEQA per Section 15303(a).

**Recommendation:** Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (Class 3 - New Construction or Conversion of Small Structures), and Approve the Architectural Review to allow for an approximately 310 square foot first-floor addition and an approximately 440 square foot second-floor addition to an existing two-story single-family residence, located at 852 Laurie Avenue, subject to the findings and conditions of approval.

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

Public Comments: **None.**

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



**ADJOURNMENT**

The meeting adjourned at 6:25 p.m.

The next regular scheduled meeting is on July 8, 2026, at 4 p.m. in the City Hall Council Chambers and via Zoom.

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.

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