



City of Santa Clara

Meeting Minutes

Development Review Hearing

01/14/2026

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 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.

[26-40](#)

Declaration of Procedures

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

CONSENT CALENDAR

1. [25-1754](#) Development Review Hearing Meeting Minutes of December 10, 2025

Recommendation: Approve the Development Review Hearing Meeting Minutes of the December 10, 2025, meeting.

Public Speaker:

Keith Adams

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

PUBLIC PRESENTATIONS**Public Speaker:**

Keith Adams

GENERAL BUSINESS

2. [25-1721](#) Public Hearing: Action on the Architectural Review (PLN25-00398) for a 1,435 Square Foot First Floor Addition to an Existing One-Story Residence Resulting in a 3,406 Square Foot One-Story Residence located at 472 Muriel Court. 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 1,435 square-foot addition to an existing 1,971 square-foot single-story residence resulting in a 3,406 single-story residence, located at 472 Muriel Court, subject to the findings and conditions of approval.

Assistant Planner Summer Foss provided the staff presentation.

AMS Design representative Azadeh Masrou answered questions regarding the project.

Public Speaker:

Keith Adams

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

3. [25-1747](#) Public Hearing: Action on the Architectural Review (PLN25-00387) to allow the demolition of an existing single-family residence and the construction of a new approximately 3,314 square foot two-story single-family residence located at 2645 Rebeiro Avenue. CEQA Status: Exempt from CEQA per Section 15303.

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 the demolition of an existing single-family residence and the construction of a new approximately 3,314 square foot two-story single-family residence, located at 2645 Rebeiro Avenue, subject to the findings and conditions of approval.

Associate Planner Tracy Tam provided the staff presentation.

Applicant Edick Lazarri spoke about the project.

Public Comments: **None.**

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

ADJOURNMENT

The meeting adjourned at 4:28 p.m.

The next regular scheduled meeting is on Wednesday, February 11, 2026, in the City Hall Council Chambers at 4 p.m.

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.