



City of Santa Clara

Meeting Minutes

Development Review Hearing

04/09/2025

4:00 PM

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

**REVISED AGENDA Additional Public Correspondence has been added to Item 1 -
RTC 25-289**

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> or

o Phone: 1 (669) 900-6833

Meeting ID: 929 5021 8717

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.

Please identify the Agenda Item Number in the subject line of your email.

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 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.

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 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 ROLL CALL

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

[25-423](#)

Declaration of Procedures

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

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

Principal Planner John Davidson announced that **Applicant Placemakr** requested Item 1 on General Business to be continued date certain to the May 14, 2025 Development Review Hearing Meeting.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

[25-421](#)

Development Review Hearing Meeting Minutes of March 12, 2025

Recommendation: Approve the Development Review Hearing Meeting Minutes of the March 12, 2025 Meeting.

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

GENERAL BUSINESS

1. [25-289](#) PUBLIC HEARING: Action on a Minor Use Permit (MUP) to allow the short-term rental of up to 121 units of the Lafayette located at 2333 Calle del Mundo for a period of two years

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 Minor Use Permit, subject to the required findings and conditions of approval.

Action: Development Review Officer Sheldon Ah Sing approved the request for this item to be continued date certain to the May 14, 2025 Development Review Hearing Meeting.

2. [25-226](#) PUBLIC HEARING: Action on the Architectural Review (PLN25-00028) for the Modification of Previously Approved plans (PLN22-00168) for the Addition of 82 Square Feet to the Second Floor of a Previously Approved Two-Story Residence Resulting in a 3,411 Square Foot Residence with Five Bedrooms and Five Bathrooms Located at 3674 Macintosh Street

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 addition of 82 Square Foot to a previously approved Second Floor Addition located at 3674 Macintosh Street, subject to the findings and conditions of approval.

Associate Planner Daniel Sobczak provided the staff presentation.

Applicant Arbel Toumeh spoke about the changes to the previously approved plans.

Public Comments: **None.**

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

3. [25-331](#) PUBLIC HEARING: Action on the Architectural Review (PLN25-00066) for the demolition of an existing single-family residence and the construction of a one-story 2,219 square foot single-family residence with four bedrooms and three bathrooms at 1964 Los Padres Boulevard

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 removal of an existing single-family residence and the construction of a new 2,219 square foot single-story residence located at 1967 Los Padres Boulevard, subject to the findings and conditions of approval.

Associate Planner Daniel Sobczak presented the site plans and spoke about the materials proposed for the construction.

Applicant's representative Studio Architects Inc. was available for comments.

Public Comments: **None.**

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

4. [25-343](#) PUBLIC HEARING: Action on the Architectural Review (PLN24-00581) for the Demolition of an Existing Residence to Construct a 4,726 Square-Foot Two Story Six Bedroom and Five Bathroom Single-Family Residence on a 9,301 square-foot lot at 3342 Allen Court.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill) and **Approve** the Architectural Review for the demolition of an existing residence to construct a 4,726 square-foot two story six bedroom and five-bathroom single family residence at 3342 Allen Court, subject to findings and conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation.

Applicant Bay Area Construction spoke about the proposed materials.

Public Speaker:
Stephen Uriarte

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

5. [25-344](#) PUBLIC HEARING: Action on the Architectural Review (PLN24-00519) for the Construction of an 809 Square-Foot First Floor Addition and a 942 Square-Foot Second Floor Addition, Resulting in a 3,381 Square-Foot Three Bedroom and Three and a Half Bathroom Two-Story Single-Family Residence on a 7,558 Square-Foot Lot at 1962 Graham Lane.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301 (Class I - Existing Facilities), and **Approve** the Architectural Review for the construction of a 809 square-foot first floor addition and a 942 square-foot second floor addition to an existing 1,794 square-foot single story residence, resulting in a 3,381 square-foot three bedroom, three and a half bathroom two story residence at 1962 Graham Lane, subject to findings and conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation.

Applicant Fernando Gutierrez was available for comments.

Public Comments: **None.**

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

6. [25-352](#) PUBLIC HEARING: Action on the Architectural Review (PLN24-00352) for the Demolition of Three Existing Industrial Structures to Construct a One & a Half Story 20,284 Square-Foot Industrial Building with Associated Site Improvements in a 38,845 Square-Foot Lot Located at 840, 868, & 870 Parker Street.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill), and **Approve** the Architectural Review for the demolition of three existing industrial buildings to construct an one & half story 20,284 square-foot industrial building with associated site improvements in a 38,845 square-foot lot located at 840, 868, & 870 Parker Street, subject to findings and conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation.

Applicant Sylvester Ramirez, Devcon Construction spoke about the proposed architectural features of the building, and the site improvements.

Public Comments: **None.**

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

7. [25-382](#) PUBLIC HEARING Action on the Architectural Review (PLN24-00597) for a 395 Square-Foot First Floor Addition and 1,852 Square-Foot Second Floor Addition to an Existing One-Story Duplex Residence Resulting in two 2,331 Square-Foot Two-Story Duplex Units Located at 3245 McKinley Drive.

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 395 square-foot first floor addition and 1,852 square-foot second floor addition to an existing one-story duplex residence resulting in two 2,331 square-foot two-story duplex units, located at 3245 McKinley Drive, subject to the findings and conditions of approval.

Assistant Planner Meha Patel provided the staff presentation.

Applicant Devendra Deshwal spoke about the project.

Public Speaker:

Anna Vernayana

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation and stated it was exempt from CEQA using a Class 32 infill exemption.

ADJOURNMENT

The meeting adjourned at 4:58 p.m.

The next regular scheduled meeting is on Wednesday, May 14, 2025.

The meeting is 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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