



City of Santa Clara

Meeting Minutes

Development Review Hearing

05/14/2025

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> 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.

1. [25-549](#) Declaration of Procedures

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

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

2. [25-565](#) Withdrawal of a Minor Use Permit (MUP) (PLN24-00645) 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: Accept the Applicant's withdrawal of the Minor Use Permit.

Action: **Development Review Officer Sheldon Ah Sing** announced the withdrawal of the Minor Use Permit for the Lafayette at 2333 Calle Del Mundo.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

3.A [25-550](#) Development Review Hearing Meeting Minutes of April 9, 2025

Recommendation: Approve the Development Review Hearing Meeting Minutes of the April 9, 2025 Meeting.

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

GENERAL BUSINESS

4. [25-432](#) PUBLIC HEARING: Action on the Architectural Review (File # PLN24-001600) to Allow the Development of 1,792 Residential Units and Associated On- and Off-Site Improvements for the Property Located at 2518 Mission College Boulevard

Recommendation: **Determine** the project to be consistent with the prepared California Environmental Quality Act addendum and **Approve** the Architectural Review to allow the development of 1,792 residential units and associated on-and off-site improvements for the property located at 2518 Mission College Blvd, subject to the findings and conditions of approval.

Senior Planner Nimisha Agrawal provided the staff presentation.

Applicant John Jenkins provided the applicant presentation.

Development Review Officer Sheldon Ah Sing had questions for the applicant. **Mr. Jenkins** responded to the questions.

Public Comments: **None.**

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation with added language to Condition of Approval P11 to state that the parking garage shall be used for parking only and shall not be used for storage.

5. [25-360](#) PUBLIC HEARING: Consideration of an Addendum to the Initial Study/Mitigated Negative Declaration (IS/MND) (2021) and Action on the Architectural Review (PLN24-00568) for the Demolition of Two Existing Single-Family Residences and the Construction of 11 Townhouses Located at 1530 and 1540 Pomeroy.

Recommendation: **Consider** the Addendum to the 1530/1540 Pomeroy Avenue Residential project Initial Study/Mitigated Negative Declaration (IS/MND) and **Approve** the Architectural Review for the for demolition of two existing one-story single-family residences and the construction of 11 three-story townhomes with 22 surface parking spaces located at 1530/1540 Pomeroy, subject to the findings and conditions of approval.

Senior Planner Nimisha Agrawal provided the staff presentation.

Applicant Omid Shakeri provided the applicant presentation.

Development Review Officer Sheldon Ah Sing had questions for the applicant. **Mr. Shakeri** responded.

Public Comments: **None.**

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

6. [25-452](#) PUBLIC HEARING: Action on the Architectural Review (PLN25-00106) for the demolition of an existing single-story residence and the construction of a 2,173 Square Foot First Floor and 1,573 Square Foot Second Floor, Resulting in a 3,746 Square Foot Two-Story Residence Located at 3705 Daniel Way.

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 demolition of an existing single-story residence and the construction a 3,746 Square Foot Two-Story Residence, located at 3705 Daniel Way, subject to the findings and conditions of approval.

Associate Planner Daniel Sobczak provided the staff presentation.

Homeowner Prakash Mukre was available for comments.

Public Comments: **None.**

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

7. [25-458](#) PUBLIC HEARING: Action on the Architectural Review (PLN25-00065) for the Demolition of an Existing Uninhabitable Commercial Structure and the Construction of a New 2,598 Square-Foot Two-Story Residence with Four Bedrooms and Three and a Half Bathrooms Located at 1175 Lafayette Street within 200 Feet of Historic Resource Inventory Properties.

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 demolition of an existing structure and the construction of a new 2,598 square-foot four bedroom, three and one half-bathroom two-story residence with a two-car garage and a detached accessory dwelling unit (ADU) at 1175 Lafayette Street, subject to the findings and conditions of approval.

Associate Planner Daniel Sobczak provided the staff presentation.

Applicant Thanh Nguyen was available for comments.

Development Review Officer Sheldon Ah Sing asked the applicant if he agreed with the conditions for the project. **Mr. Nguyen** agreed.

Public Comments: **None.**

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

8. [25-520](#) PUBLIC HEARING: Action on the Architectural Review (PLN25-00082) for the Construction of a 137 Square-Foot First Floor Addition and Internal Reconfiguration of an Existing Single-Family Residence, Resulting in a 3,170 Square-Foot Five-Bedroom and Four-Bathroom Single-Family Residence with Two-Bedrooms with Exterior Access on a 10,454 Square-Foot Lot at 3513 Oxford Court.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), and **Approve** the Architectural for the construction of a 137 square-foot first floor addition to an existing single-family residence, resulting in a 3,170 square-foot five-bedroom and four-bathroom single family residence with two-bedrooms with exterior access at 3513 Oxford Court, subject to findings and conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation.

Applicant Clark Nunes was available for comments.

Development Review Officer Sheldon Ah Sing had questions for the applicant. **Mr. Nunes** responded.

Public Speakers:

Mike Christy
Pamala Christy
Janice Nishimoto
Walter Nishimoto

Action: Development Review Hearing Officer Sheldon Ah Sing approved staff recommendation with an added condition that the garage door shall have clear glass windows.

ADJOURNMENT

The meeting adjourned at 5:41 p.m.

The next regular scheduled meeting is on Wednesday, June 18, 2025.

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."

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