



City of Santa Clara

Meeting Minutes

Development Review Hearing

05/13/2026

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.

[26-529](#)

Declaration of Procedures

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

CONSENT CALENDAR

1. [26-496](#) Development Review Hearing Meeting Minutes of April 8, 2026

Recommendation: Approve the Development Review Hearing Meeting Minutes of the April 8, 2026, meeting.

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

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. [26-468](#) 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).

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) provided a presentation.

Public Speakers:

Tracy Johnson

Sidney Beldonzi

Action: Development Review Hearing Officer Sheldon Ah Sing continued this item to the June 17, 2026, Development Review Hearing Meeting, with the added condition to present an arborist report and landscape plan at that meeting.

3. [26-336](#) 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).

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 Zahoor (Applicant's Representative) spoke about the project.

Public Speaker:

Historical and Landmarks Commissioner, Kathleen Romano

Action: Development Review Officer Sheldon Ah Sing continued this item to the June 17, 2026, Development Review Hearing Meeting, with the added condition that City Historian Lorie Garcia provide information regarding the potential historic nature of the structure at 717 Flannery Street.

4. [26-458](#) Public Hearing: Action on the Architectural Review (PLN26-00107) for a 104 Square-Foot First-Story Addition and 875 Square-Foot Second Story Addition to the Existing 1,305 Square-Foot One-Story Single-Family Home Resulting in a 2,284 Square Foot Two-Story Residence with a 420 Square-Foot Detached Garage located at 758 Frederick 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 104 Square-Foot First-Story Addition and new 875 Square-Foot Second Story Addition to the Existing 1,305 Square-Foot One-Story Single-Family Home Resulting in a 2,284 Square Foot Two-Story Residence with a 420 Square-Foot Detached Garage, located at 758 Frederick Avenue, subject to the findings and conditions of approval.

Assistant Planner Summer Foss provided the staff presentation.

Bob Bryant (Applicant) was available for questions.

Public Comments: **None.**

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

5. [26-459](#) Public Hearing: Action on the Architectural Review (PLN25-00512) for the addition of 533 square feet to the existing one-story 1,487 Square-Foot One-Story Single-Family Home Resulting in a 2,020 Square Foot One-Story Residence located at 2179 Monterey 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 an Architectural Review for converting 400 square feet of existing converted garage space back to a garage and for the addition of 533 square feet to the existing 1,487 square foot one story residence, resulting in a 2,020 square foot one story residence, located at 2179 Monterey Avenue, subject to the findings and conditions of approval.

Assistant Planner Summer Foss provided the staff presentation.

Ramin Zohoor (Applicant) spoke about the project.

Public Comments: **None.**

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

ADJOURNMENT

The meeting adjourned at 4:51 p.m.

The next regular scheduled meeting is on June 17, 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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