



City of Santa Clara

Meeting Minutes

Development Review Hearing

03/12/2025

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 4:00 p.m.

[25-319](#)

Declaration of Procedures

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

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

There are no consent items.

GENERAL BUSINESS

1. [24-1008](#) PUBLIC HEARING: Action on the Architectural Review (PLN24-00587) to Demolish an Existing 1,092 Square-Foot One-Story Residence and Construct a New 3,511 Square-Foot One-Story Residence Located at 3140 Humbolt Avenue.

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 to demolish an existing 1,092 square-foot one-story residence and construct a new 3,511 square-foot one-story residence located at 3140 Humbolt avenue, subject to the findings and conditions of approval.

Assistant Planner Meha Patel provided the staff presentation.

Architect Mike Ma answered questions from **Development Review Hearing Officer Sheldon Ah Sing**, regarding the color and materials for the garage, front door, and entry trim.

Public Comments: **None.**

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

2. [25-224](#) PUBLIC HEARING: Action on the Architectural Review (PLN25-00008) of the Proposed Demolition of an Existing Single-Family Residence and the Construction of a 2,591 square-foot Five Bedroom, Five and One half-Bathroom Two-Story Residence with an Attached Two Car Garage at 1279 Las Palmas 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 demolition of an existing single-family residence and the construction of a 2,591 square-foot five bedrooms, five and one half-bathroom residence with an attached two car garage and JADU at 1279 Las Palmas, subject to the findings and conditions of approval.

Associate Planner Daniel Sobczak provided the staff presentation.

Homeowner Hung Nguyen spoke about the proposed design.

Public Speakers:

John Trott

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation with the condition to add windows to the garage door.

3. [25-256](#) PUBLIC HEARING: Action on the Proposed Construction a New 1,817 square-foot Three Bedroom, Two-Bathroom Single-Story Residence with an Attached Two-Car Garage and Accessory Dwelling Unit (ADU) at 645 Jackson Street (PLN24-00605), Located Within 200 Feet of a Historic Resource.

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 construction of a new 1,817 square-foot three bedroom, two-bathroom single-story residence with an attached two-car garage and accessory dwelling unit (ADU) at 645 Jackson Street, subject to the findings and conditions of approval.

Associate Planner Daniel Sobczak provided the staff presentation.

Applicant's representative Yenghen Ren was available for comments.

Public Comments: **None.**

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

ADJOURNMENT

The meeting adjourned at 4:37 p.m.

The next regular scheduled meeting is on Wednesday, April 9, 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."

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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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.