



# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

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08/20/2025

4:00 PM

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

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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](mailto: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://santaclara.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 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.

[25-912](#)

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

- 1A. [25-841](#) Withdrawal of the Architectural Review Application (PLN24-00637) for the Construction of a 425 Square-Foot First Floor Addition and a 1,250 Square-Foot Second Floor Addition, Resulting in a 3,151 Square-Foot Four Bedroom and Three and a Half Bathroom Two-Story Single-Family Residence on a 5,508 Square-Foot Lot at 2121 Nobili Avenue.

**Recommendation:** Acknowledge the withdrawal of this item from the August 20, 2025, Development Review Hearing.

- 1B. [25-844](#) Development Review Hearing Meeting Minutes of July 9, 2025

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

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

## **GENERAL BUSINESS**

2. [24-1215](#) PUBLIC HEARING: Consistency Determinations to the adopted Initial Study and Mitigated Negative Declaration and Action (PLN23-00577) to Allow Demolition of a single-family residence and Development of Eight Semi-Attached Single-Family Residences and Associated On- and Off-Site Improvements Located at 2303 Gianera Street.

**Recommendation:** Find the project to be consistent with the adopted Mitigated Negative Declaration and approve the Architectural Review for the demolition of existing structures and construction of eight semi-attached single-family residences and associated on- and off-site improvements located at 2303 Gianera Street, subject to the findings and conditions of approval.

**Associate Planner Daniel Sobczak** provided the staff presentation.

**Applicant Kelly Rohry** spoke about the project.

Public Comments: **None.**

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

3. [25-869](#) PUBLIC HEARING: Consistency Determination to the Initial Study and Mitigated Negative Declaration and Action on the Architectural Review (PLN2019-13847) for a Construction of Nine Two-story Townhouses located at 4249 Cheeney Street.

**Recommendation:** **Determine** the project to be consistent with the adopted Mitigated Negative Declaration and **approve** the Architectural Review for the construction of nine two-story townhomes with two-car garages and associated on- and off-site improvements located at 4249 Cheeney Street, subject to the findings and conditions of approval.

**Associate Planner Tracy Tam** provided the staff presentation.

**Applicant Saul Flores** spoke about the project.

Public Comments: **None.**

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

4. [25-849](#) PUBLIC HEARING: Action on the Architectural Review (PLN25-00262) for a 555 Square Foot First Floor Addition to an Existing One-Story Residence and the Enclosure and Expansion of the Existing Carport to Create a New 435 Square Foot Two-Car Garage, Resulting in a 2,454 Square Foot Residence with Four Bedrooms Located at 3015 Machado Ave.

**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 a 555 Square Foot First Floor Addition to an Existing One-Story Residence and the Enclosure and Expansion of the Existing Carport to Create a New 435 Square Foot Two-Car Garage, Resulting in a 2,454 Square Foot Residence With Four Bedrooms Located at 3015 Machado Avenue, subject to the findings and conditions of approval.

**Assistant Planner Summer Foss** provided the staff presentation.

**Applicant Tinh Huynh** spoke about the project.

Public Comments: **None.**

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

5. [25-862](#) PUBLIC HEARING: Action on the Significant Property Alteration / Architectural Review (PLN25-00300) for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street.

**Recommendation:** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Sections 15301(e)(2)-Existing Facilities and 15331-Historical Resource Restoration / Rehabilitation, and **Approve** the Significant Property Alteration / Architectural Review for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street, subject to the findings and conditions of approval.

**Associate Planner Daniel Sobczak** provided the staff presentation.

**Public Speakers:**

Mark and Patti Hofmeister

**Action:** Development Review Officer Sheldon Ah Sing continued this item date certain to the September 17, 2025, Development Review Hearing.

6. [25-855](#) PUBLIC HEARING: Action on the Architectural Review (PLN25-00265) for a 349 Square Foot First Floor Addition and a 1,427 Square Foot Second Floor Addition to the Existing 2,240 Square Foot One-Story Residence, resulting in a 4,004 Square-Foot Residence with Seven Bedrooms, Four and a Half Bathrooms at 3109 Alexander 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 for a 349 Square Foot First Floor Addition and a 1,427 Square Foot Second Floor Addition to the Existing 2,240 Square Foot One-Story Residence, resulting in a 4,004 Square-Foot Residence with Seven Bedrooms, Four and a Half Bathrooms at 3109 Alexander Avenue, subject to the findings and conditions of approval.

**Assistant Planner Summer Foss** provided the staff presentation.

**Applicant Darco Farhardo** spoke about the project.

Public Comments: **None.**

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

7. [25-856](#) PUBLIC HEARING: Action on the Architectural Review (PLN25-00228) for the demolition and reconstruction of a 4,007 Square Foot Two-Story Residence with Four Bedrooms, Three and a Half Bathrooms, a 297 Square Foot covered porch, and an attached 601 Square Foot First-Story Accessory Dwelling Unit at 271 Madrone 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 for a new 4,007 Square Foot Two-Story Residence with Four Bedrooms, Three and a Half Bathrooms, a 297 Square Foot covered porch, and an attached 601 Square Foot First-Story Accessory Dwelling Unit at 271 Madrone Avenue, subject to the findings and conditions of approval.

**Assistant Planner Summer Foss** provided the staff presentation.

**Homeowner Suhas Sheshadri** provided a presentation.

**Public Speakers:**

Janey Chan

Sachchidanand Vaidya

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation with added conditions: (1) reduce the size of the second-story window on the right elevation, with a high sill and frosted glass; (2) remove one window from the second-story right elevation.**

**ADJOURNMENT**

The meeting adjourned at 5:12 p.m.

The next regular scheduled meeting is on Wednesday, September 17, 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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