



City of Santa Clara

Meeting Minutes

Development Review Hearing

06/18/2025

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.
 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.

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.

[25-720](#)

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

[25-721](#)

Development Review Hearing Meeting Minutes of May 14, 2025

Recommendation: Approve the Development Review Hearing Meeting Minutes of the May 14, 2025 Meeting.

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

GENERAL BUSINESS

[25-529](#)

PUBLIC HEARING: Action on the Architectural Review (PLN24-00608) for the Construction of a 668 Square-Foot Second Floor Addition, Resulting in a 2,716 Square-Foot Four Bedroom and Two and a Half Bathroom Two-Story Single-Family Residence on a 5,200 Square-Foot Lot at 1272 Blackfield Drive.

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 Review for the construction of a 668 square-foot second floor addition, resulting in a 2,716 square-foot four bedroom, two and a half bathroom two story residence at 1272 Blackfield Drive, subject to findings and conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation.

Architect Sanaz Faridnia spoke about the design and how the privacy of the neighbors is protected.

Public Comments: **None.**

Development Review Officer Sheldon Ah Sing had questions about the window placement on the second floor.

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

[25-552](#)

PUBLIC HEARING: Action on the Architectural Review (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: **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 425 square-foot first floor addition and 1,250 square-foot second floor addition, resulting in a 3,361 square-foot four bedroom and three-and-a-half-bathroom two-story single-family residence at 2121 Nobili Avenue, subject to findings and conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation.

Homeowner Ravi Ramaanujan spoke about the design.

Architect Vidya Ravi stated how he worked with the City to meet the City's development standards and design guidelines.

Public Speakers:

Robert Schneider

Martin Koornwinder

Action: Development Review Officer Sheldon Ah Sing continued this item date certain to the July 9, 2025 Development Review Hearing. The Development Review Officer recommended changing the design for the front elevation, and requested the applicant work with staff and the neighbors to address the privacy concerns.

[25-639](#)

PUBLIC HEARING: Action on the Architectural Review (PLN25-00004) for the Demolition of an Existing Single-Story Residence and the Construction of a 2,560 Square Foot Single-Story Residence Located at 2165 Bray 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 the demolition of an existing single-story residence and the construction a 2,506 Square Foot Single-Story Residence, located at 2165 Bray Avenue, subject to the findings and conditions of approval.

Associate Planner Daniel Sobczak provided the staff presentation.

Homeowner Yilin Yu spoke about the design.

Public Comments: **None.**

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

[25-640](#)

PUBLIC HEARING: Action on the Architectural Review (PLN25-00152) for the Demolition of an Existing Single-Story Residence and the Construction of a 3,033 Square Foot Single-Story Residence Located at 523 Flannery 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 demolition of an existing single-story residence and the construction a 3,033 Square Foot Single-Story Residence, located at 523 Flannery Street, subject to the findings and conditions of approval.

Associate Planner Daniel Sobczak provided the staff presentation.

Architect Byoung Choi spoke about the design intent.

Public Speaker:

Tai Yuan Zhang

Development Review Officer Sheldon Ah Sing stated that the applicant should work with their neighbors during construction to ensure that they are aware of what time construction will start daily.

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

[25-688](#)

PUBLIC HEARING: Action on An Architectural Review (PLN25-00061) for the Demolition of 50% or More of an Existing Residence to Construct a 2,192 Square Foot Four Bedroom, Three Bathroom, Single-Family Residence with an Attached Two-Car Garage on a 5,498 Square Foot Lot at 2475 Moraine Drive.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the demolition of 50% of an existing residence to construct a 2,192 square-foot four bedroom and three-bathroom single-family residence with an attached two car garage on a 5,498 square foot lot at 2475 Moraine Drive, subject to findings and conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation.

Applicant Warren Lee spoke about the design.

Public Comments: **None.**

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

ADJOURNMENT

The meeting adjourned at 4:58 p.m.

The next regular scheduled meeting is on Wednesday, July 8, 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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