



City of Santa Clara

Meeting Minutes

Development Review Hearing

04/08/2026

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.

[26-389](#)

Declaration of Procedures

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

CONSENT CALENDAR

1. [26-386](#) Development Review Hearing Meeting Minutes of March 11, 2026

Recommendation: Approve the Development Review Hearing Meeting Minutes of the March 11, 2026, meeting.

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

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. [25-1731](#) Public Hearing: Adoption of an Addendum to a Previously Adopted Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and Action on the Architectural Review (PLN25-00093) for the Construction of an Approximately 145,000 Square Foot Industrial Building with Associated Site Improvements including a Surface Parking Lot and Landscaping Located at 3000 Bowers Avenue.

Recommendation: Consider the Addendum to the previously adopted Mitigated Negative Declaration and Approve the Architectural Review for the construction of an approximately 145,000 square foot industrial building with associated site improvements including a surface parking lot and landscaping located at 3000 Bowers Avenue, subject to the findings and conditions of approval.

Associate Planner Tracy Tam provided the staff presentation.

The applicant, Sobrato Organization Project Manager Caroline Layden and HPA Architecture Architect Tyneise Beyer provided a presentation.

Development Review Officer Sheldon Ah Sing inquired about the project materials.

Public Comments: **None.**

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

3. [26-116](#) Public Hearing: Action on the Significant Property Alteration / Architectural Review (PLN25-00524) for an Approximately 481 Square Foot First Floor Addition and an Approximately 233 Square Foot Second Floor Addition to an Existing Two-Story Single-Family Residence Resulting in a 3,006 Square Foot Single-Family Residence on the Historic Resource Inventory Located at 1184 Washington Street.

Recommendation: Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Sections 15332 - Infill and 15331 - Historical Resource Restoration / Rehabilitation, and Approve the Significant Property Alteration / Architectural Review for an approximately 481 square foot first floor addition and an approximately 233 square foot second floor addition to an existing two-story single-family residence resulting in a 3,006 square foot single-family residence on the Historic Resource Inventory located at 1184 Washington Street, subject to the findings and conditions of approval.

Associate Planner Tracy Tam provided the staff presentation.

Architect Rob Mayer spoke about the project.

Public Comments: **None.**

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

4. [25-1742](#) Public Hearing: Action on the Architectural Review (PLN25-00194) for a 1,000 Square Foot Two-Story Attached Accessory Dwelling Unit Addition and a 557 Square Foot First Floor Addition to an Existing One-Story Single-Family Residence Located at 1995 Stafford Street. CEQA Status: Exempt from CEQA per Section 15332 - Infill.

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - Infill; and **Approve** the Architectural Review for the 1,000 square-foot second story attached accessory dwelling unit and a 557 square-foot first floor addition, located at 1995 Stafford Street, subject to the findings and conditions of approval.

Associate Planner Meha Patel provided the staff presentation.

Architect Jeff Guinta spoke about the project.

Development Review Officer Sheldon Ah Sing inquired about the design intent.

Public Comments: **None.**

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

5. [26-65](#) Public Hearing: Action on an Architectural Review (PLN25-00538) for a 228 Square Foot First Floor Addition and a 331 Square Foot Second Story Addition to an Existing One-Story Residence with a 456 Square Foot Attached Garage on a 6,720 Square Foot Lot at 3734 Pruneridge Avenue. CEQA Status: Exempt from CEQA per Section 15332.

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 construction of a 264 square foot first floor addition and a 331 square foot second story addition in an existing one-story residence resulting in a 2,151 square foot two-story residence

Assistant Planner Alex Tellez provided the staff presentation.

Designer Harvey Tripp spoke about the project.

Development Review Hearing Officer Sheldon Ah Sing inquired about the building materials.

Public Comments: **None.**

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

6. [26-284](#) Public Hearing: Action on the Architectural Review (PLN26-00018) for the Complete Demolition of the Existing 1,627 Square-Foot One-Story Single-Family Residence and the Construction of a New 3,002 Square-Foot Two-Story Residence Located at 3523 Golden State Drive. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 - New Construction or Conversion of Small Structures).

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 complete demolition of the existing 1,627 Square-Foot One-Story Single-Family Residence and the Construction of a New 3,002 Square-Foot Two-Story Residence Located at 3523 Golden State Drive, subject to the findings and conditions of approval.

Assistant Planner Summer Foss provided the staff presentation.

Architect Han Li spoke about the project.

Development Review Hearing Officer Sheldon Ah Sing inquired about the building materials, and requested the applicant work in good faith with neighboring property owners.

Public Speaker:
Jennifer Stuckey

Action: Development Review Hearing Officer Sheldon Ah Sing approved staff recommendation with the added condition to plant a tree in the front yard per zoning code requirements.

7. [26-328](#) Public Hearing: Action on Architectural Review (PLN25-00515) for a 416 Square Foot First Floor Addition and a 1,199 Square Foot Addition for an Accessory Dwelling Unit to an Existing One-Story Residence with a 492 Square Foot Detached Garage on a 6,250 Square Foot at 4383 Cheeney Street. CEQA Status: Exempt from CEQA per Section 15332.

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 a 416 square foot first floor addition and a 1,199 square foot addition for an accessory dwelling unit to an existing one-story residence with a 492 square foot detached residence, subject to conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation.

Homeowner Madhava Reddy spoke about the project.

Public Comments: **None.**

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

ADJOURNMENT

The meeting adjourned at 5:18 p.m.

The next regular scheduled meeting is on May 13, 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.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

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.