



Development Review Hearing

**Item #5
4435 Fillmore Street**

June 17, 2026

Meha Patel, Associate Planner



Request

- **Architectural Review** for demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five-bedroom and four-bathroom two-story residence.
- Architecture review is required per Santa Clara City Code 18.120.020.D.7 for the construction of a new two-story structure.
- In accordance with SCCC Section 18.60.020, ADUs proposed on the first story can be reviewed ministerially through a Building permit application.



Background

- On May 7, 2026, HLC continued this item to the June 4, 2026 with the recommendation to
 - Revise the second-story design
 - Reduce the massing and visual impact at the front of the residence to minimize potential impacts to the nearby historic resource at 4406 Fillmore Street
- On June 4, 2026, HLC recommended approval of the revised plans



Existing Site

- **Acreage:** 6,250 square feet
- **Surrounding Uses:**
 - **N:** Single-Family Residential (R1-6L)
 - **S:** Single-Family Residential (R1-6L)
 - **E:** Single-Family Residential (R1-6L)
 - **W:** Single-Family Residential (R1-6L)
- **Zoning:** R1-6L
- **General Plan Designation:** Very Low Density Residential

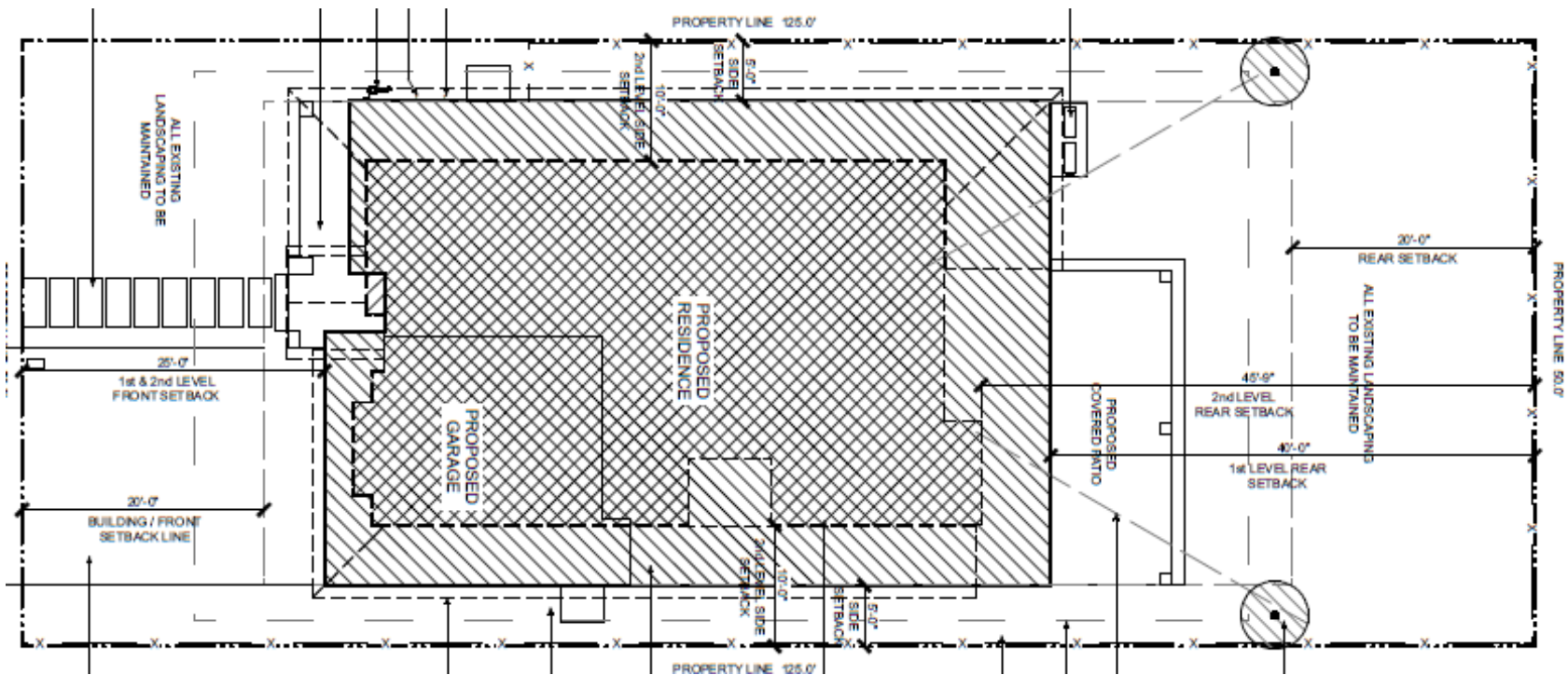


Previous Proposed Facade



Revised Proposed Facade







Consistency with Design Guidelines

The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014), in that:

- The second floor is less than 66% of the first floor and is stepped back from the first floor on all sides by five feet or more resulting in an appropriate mass and bulk for a single-family residence.
- The architectural features are true to the proposed architectural form and style in that the materials include stucco with darker wood decorative shutters and garage door with windows, and brown Spanish tile roofing.
- The proposed hipped roof and front-facing gable are roof forms found in the neighborhood.



CEQA Evaluation

- The project is found to be Categorical Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).



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 a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five-bedroom and four-bathroom two-story residence located at 4435 Fillmore Street, subject to findings and conditions of approval.



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