



Development Review Hearing

**Item # : 4
758 Frederick Avenue**

**May 13, 2026
Summer Foss, Assistant Planner**



Request

- Action on the Architectural Review (PLN26-00107) for a 104 Square-Foot First-Story Addition and 875 Square-Foot Second Story Addition to the Existing 1,305 Square-Foot One-Story Single-Family Home Resulting in a 2,284 Square Foot Two-Story Residence with a 420 Square-Foot Detached Garage located at 758 Frederick Avenue.
- Per the Santa Clara City Code 18.120(D)(1d), the request requires Architectural Review approval through a Development Review Hearing due to the addition of a second story.



Existing Site

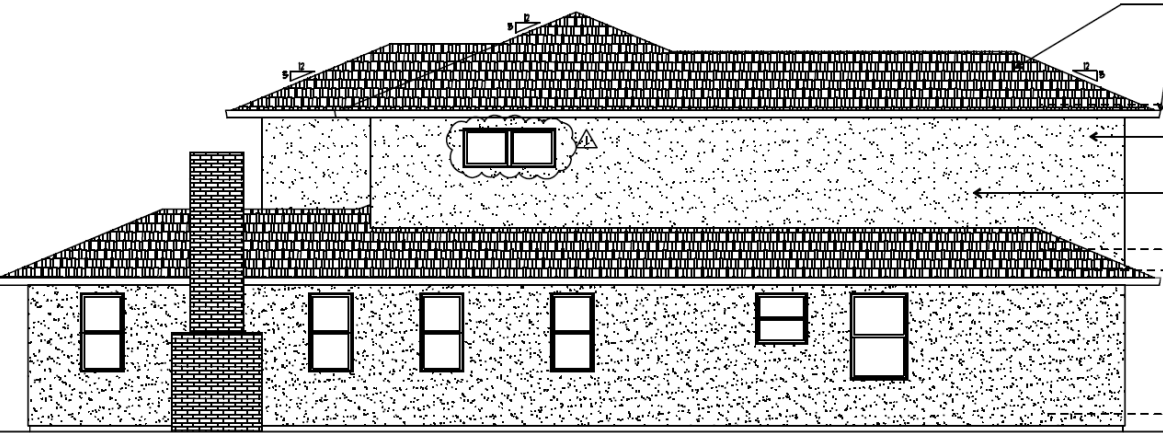
- **Square Footage:** 6,669 square feet
- **Surrounding Uses:**
 - N: R1-6L - Single-Family Residential
 - S: R1-6L - Single-Family Residential
 - E: R1-6L - Single-Family Residential
 - W: R1-6L - Single-Family Residential
- **Zoning:** R1-6L - Single-Family Residential
- **General Plan Designation:** Very Low Density Residential



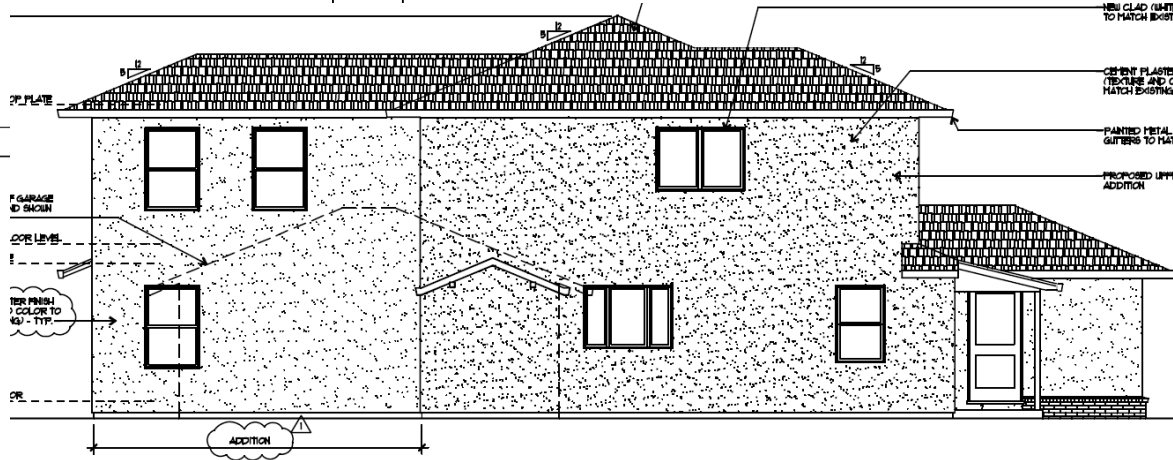


PROPOSED FRONT ELEVATION

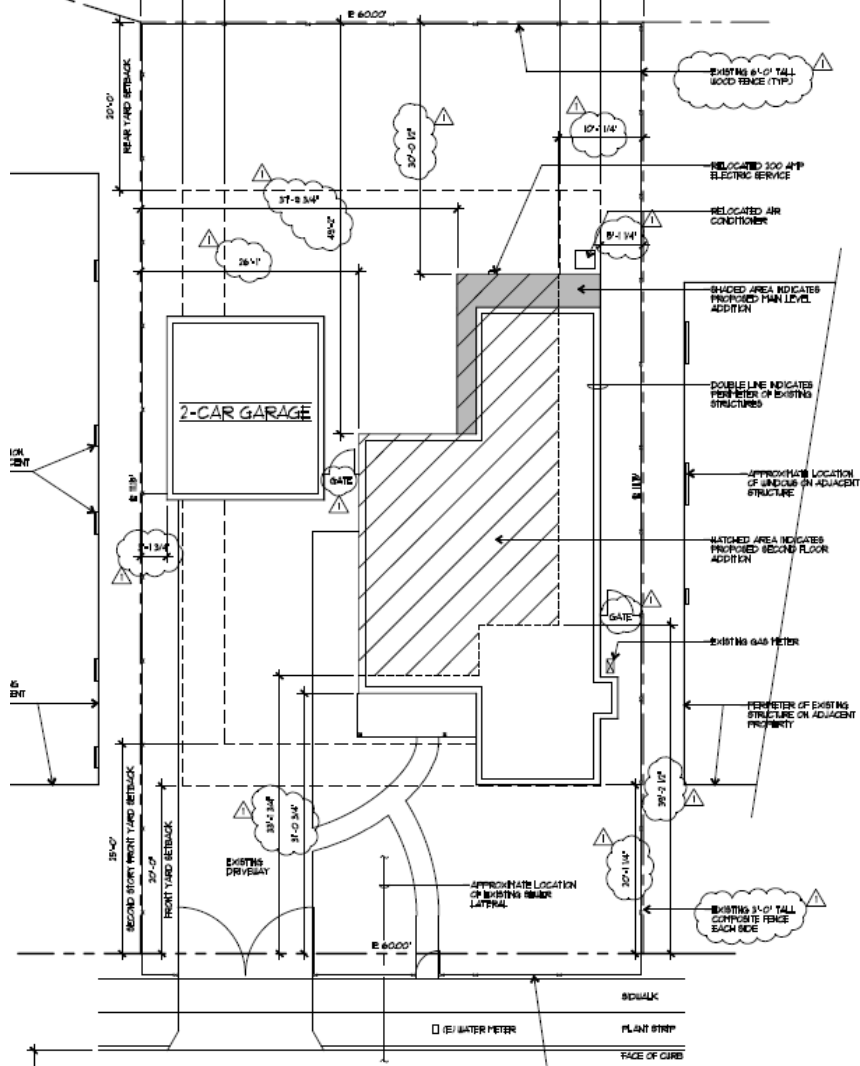
1/4" = 1'-0"

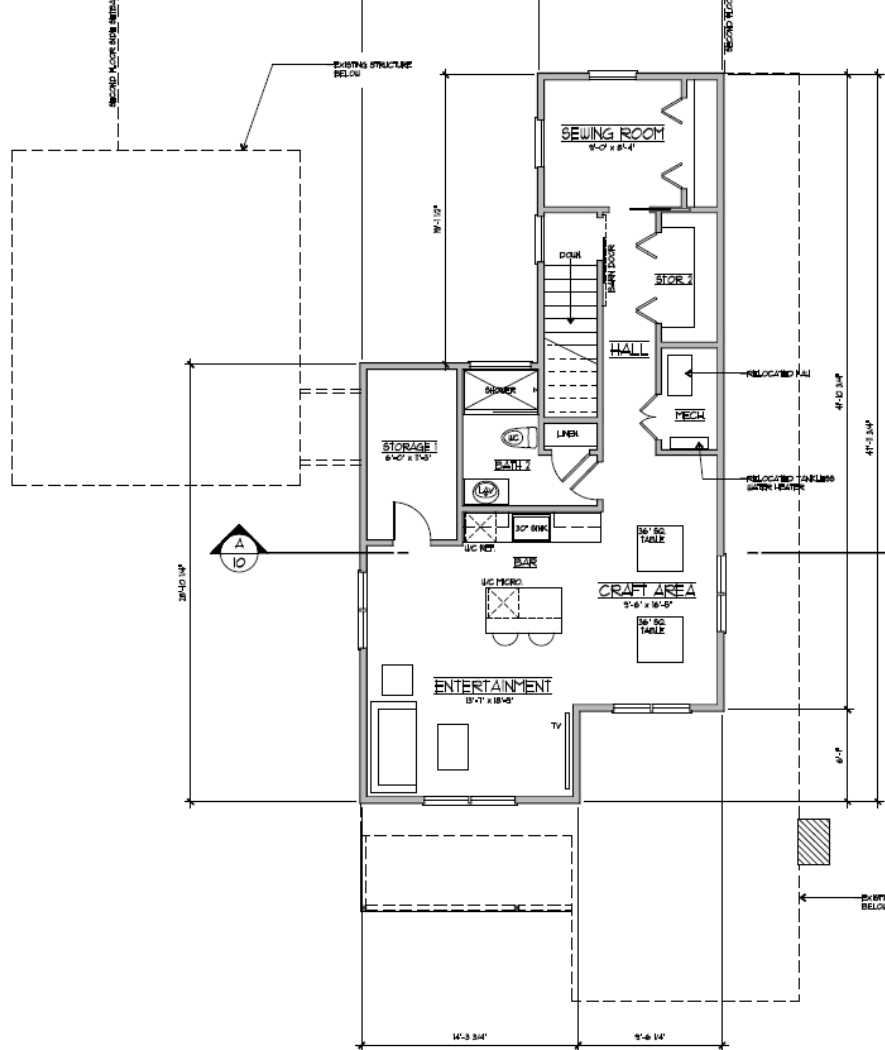
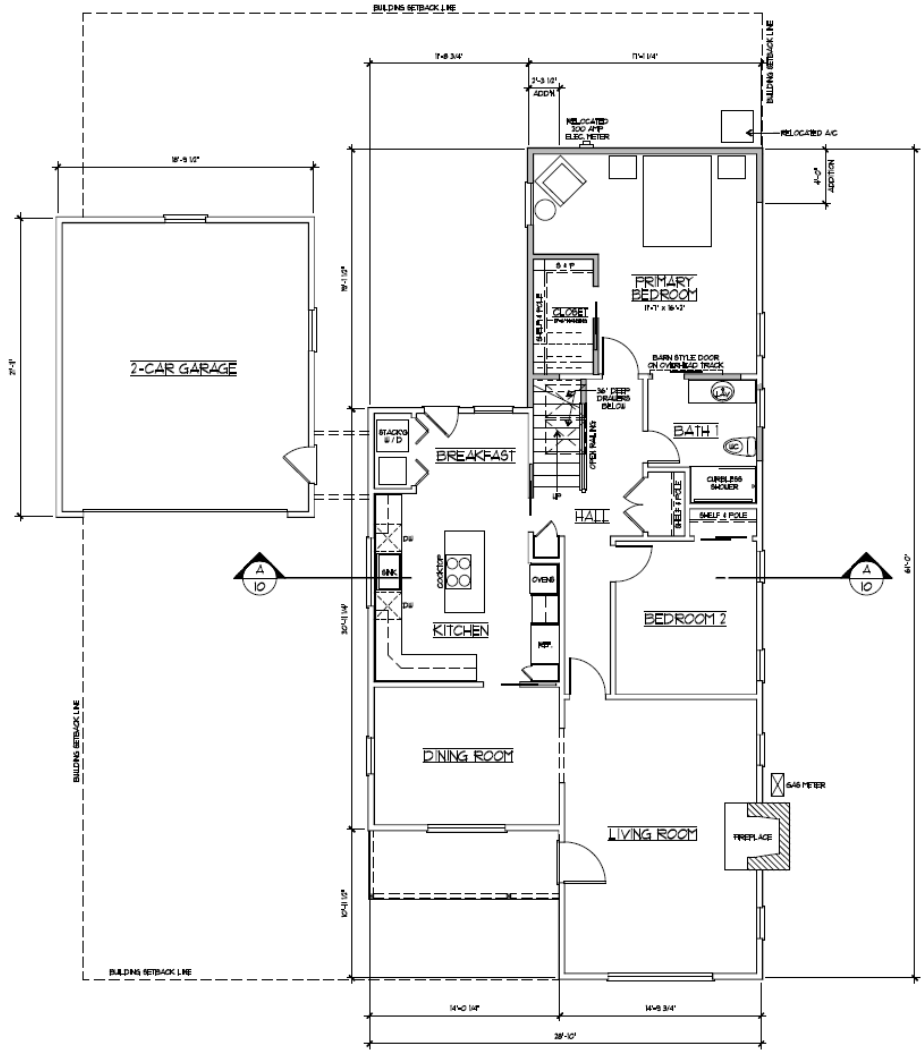


PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION







Consistency with Design Guidelines / Objective Standards

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

- The second-story front wall is set 33 feet one inch behind the front property line.
- Second-story right and left side window glass is frosted.
- The second floor is proposed to be 62% of the first floor, which is consistent with the guideline that second floor areas should not exceed 66% of the first-floor area.



Public Outreach

- An early notification notice was sent to 62 property owners and tenants within a 300-foot radius within 30 days of the filing of the application. Staff received no comments from neighbors.



CEQA Evaluation

- The action being considered is **categorically exempt** from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 -- Existing Facilities), in that the project is a small addition to the existing single-family residence.



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 104 Square-Foot First-Story Addition and new 875 Square-Foot Second Story Addition to the Existing 1,305 Square-Foot One-Story Single-Family Home Resulting in a 2,284 Square Foot Two-Story Residence with a 420 Square-Foot Detached Garage, located at 758 Frederick Avenue, subject to the findings and conditions of approval.



City of Santa Clara

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