



Development Review Hearing

Item # : 7
1175 Lafayette Street

May 14, 2025

Daniel Sobczak , Associate Planner



Request

Architectural Review for the Demolition of an Existing Uninhabitable Commercial Structure and the Construction of a New Two-Story Residence with an Attached Two-Car Garage and an Accessory Dwelling Unit (ADU) at 1175 Lafayette Street, Located Within 200 Feet of Historic Resources.



Process

- Historical and Landmarks Commission
 - The proposed project was heard at the HLC on April 3, 2025. The Commission voted to recommend approval of the project. Their conditions for their recommendation of approval are incorporated within the Conditions of Approval.



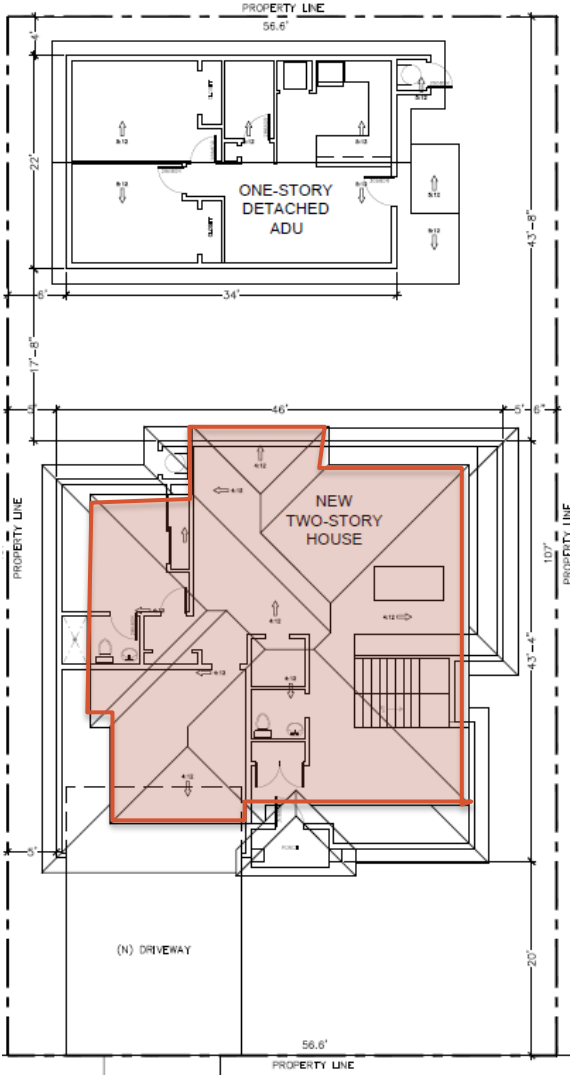
Existing Site

- **Size:** 6,129 Square Feet
- **Surrounding Uses:**
 - **N:** Single Family
 - **S:** Single Family
 - **E:** Single Family
 - **W:** Single Family
- **Zoning:** R1-6L – Single Family
- **General Plan Designation:** Very Low Density Residential



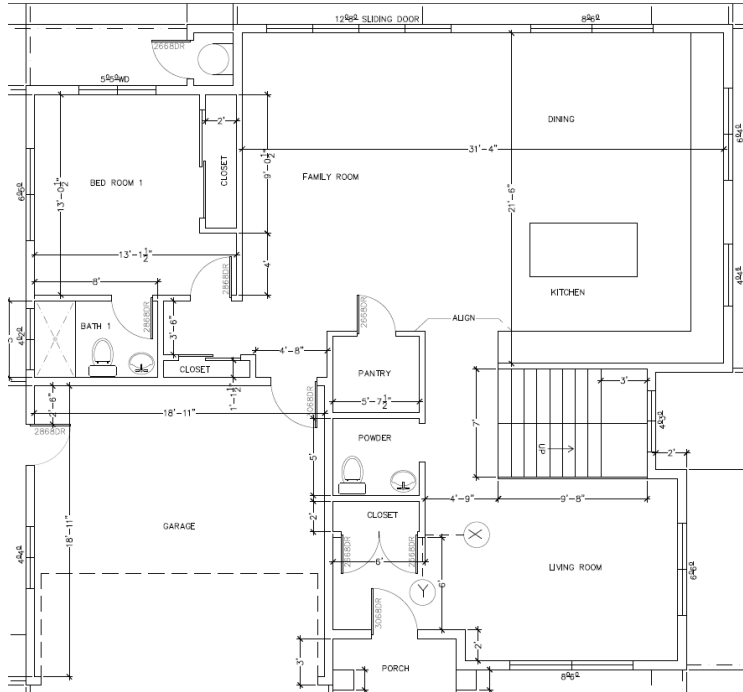


Site Plan

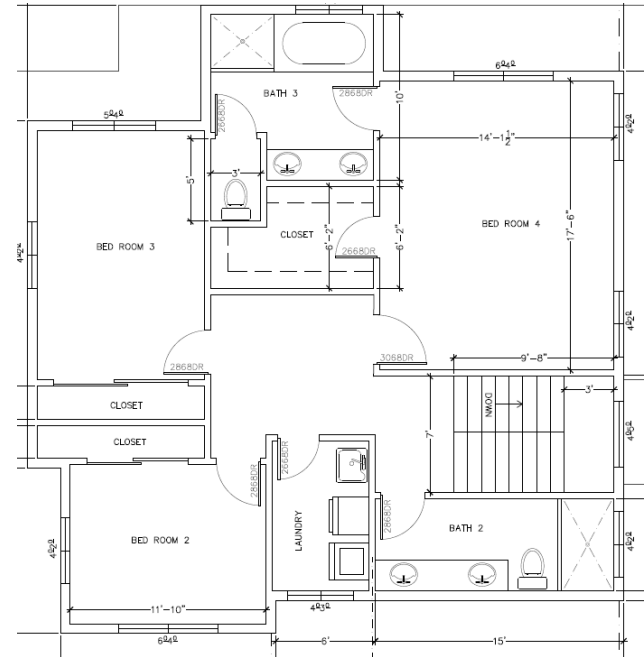


Floor Plan

First Floor Plan



Second Floor Plan





Consistency with Design Guidelines / Objective Standards

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

- The front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
- The architectural features of the proposed design including the light-colored stucco and contrasting window, and door trim are true to the architectural form and appropriate for the neighborhood.
- The project proposes a modification to a previously approved second-story addition, the modification enlarges the second-story addition but keeps the addition under the maximum of 66% of the first-floor area.



CEQA Evaluation

The project is found to be Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), in that the proposed project is for the modification of a proposed new single-family residence and the demolition of an existing single-story residence, which meets Class 3 exemption requirements.



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 addition of 82 Square Foot to a previously approved Second Floor Addition located at 3674 Macintosh Street, subject to the findings and conditions of approval.



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