



Development Review Hearing

**Item #2 : 108 Brookside
Avenue**

May 15, 2026

Daniel Sobczak, Associate Planner



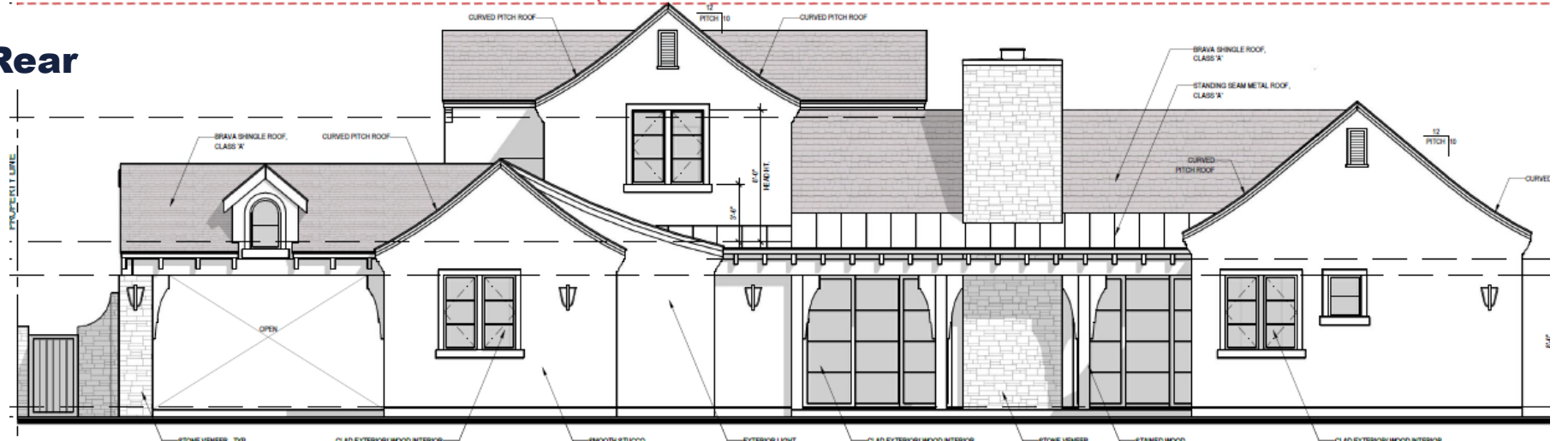
Request

- Architectural Review for the Demolition of an Existing One-Story Residence and the Construction of a new 4,829 Square-Foot Two-Story Residence with Four Bedrooms and Three and a Half Bathrooms, located at 108 Brookside Avenue.
- Per the Santa Clara City Code 18.120(D)(7), the request requires Architectural Review approval through a Development Review Hearing due to the demolition of the existing residence.

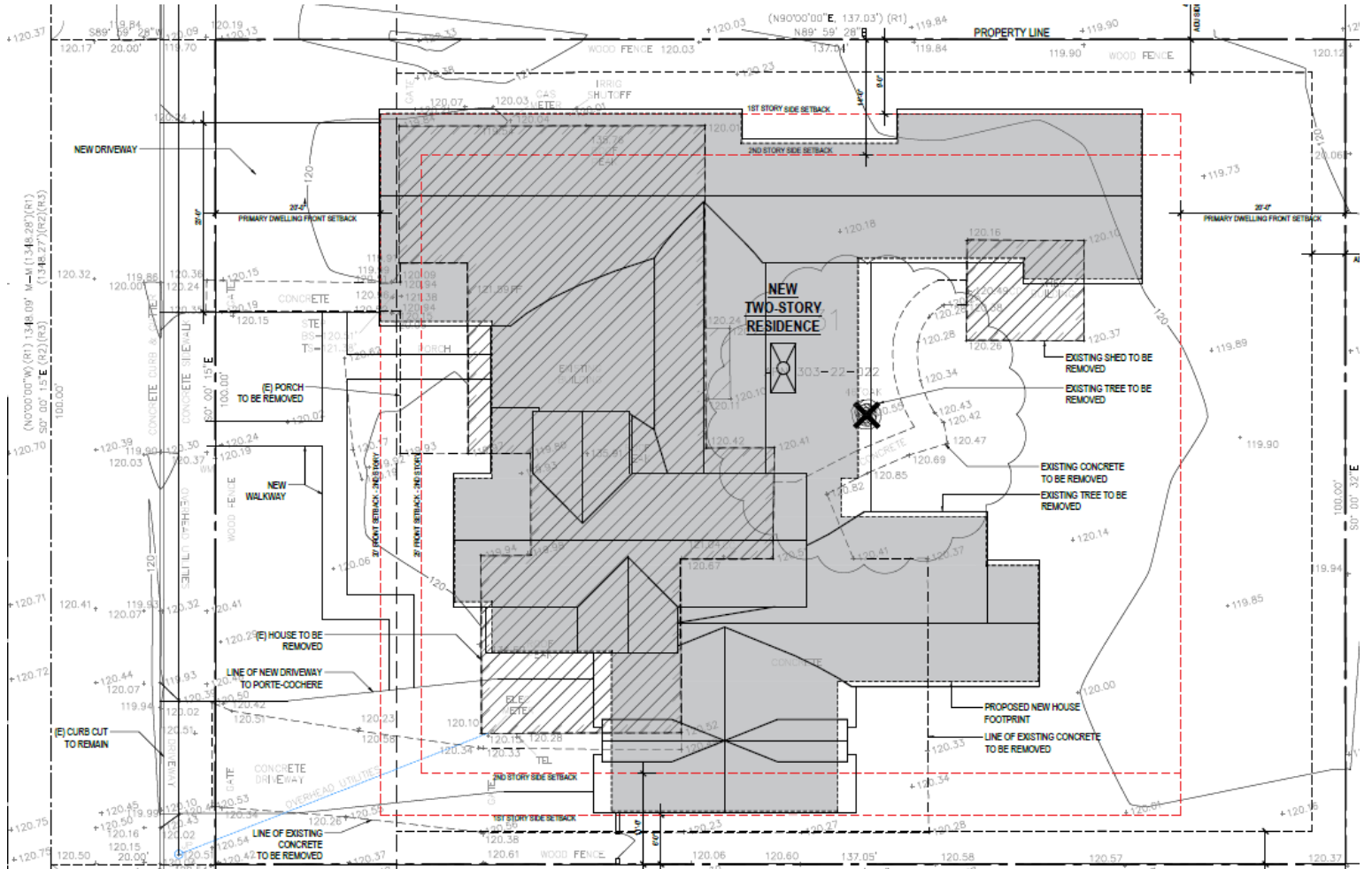
Front



Rear

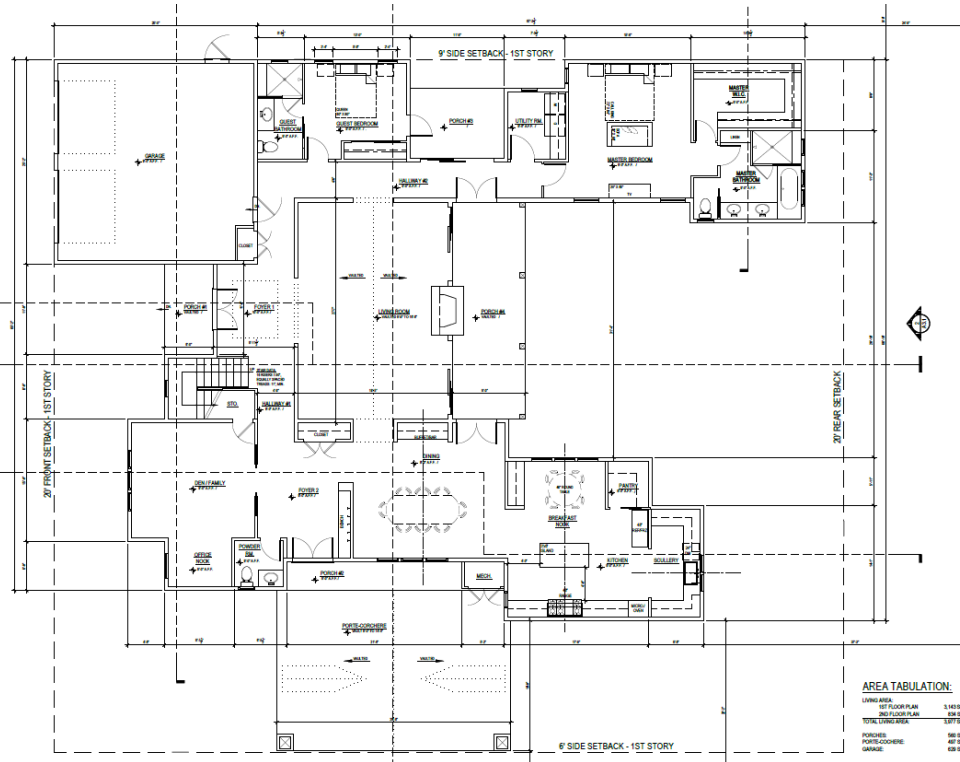


Site Plan

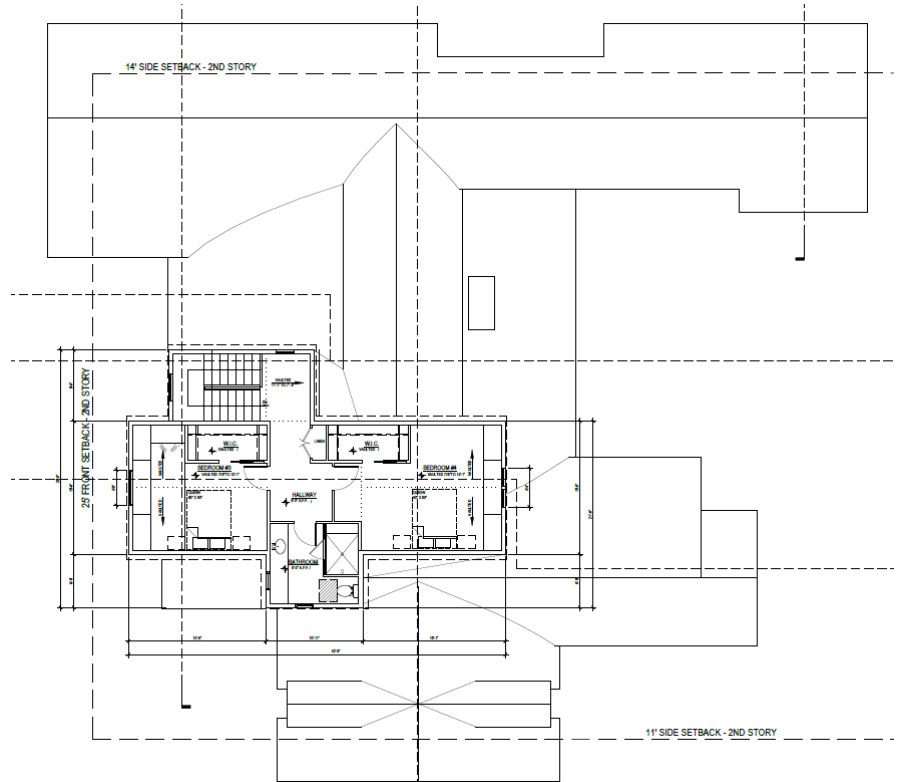


Floor Plan

First Floor



Second Floor





Consistency with Design Guidelines / Objective Standards

The proposed project is consistent with the City's Single-Family Design Guidelines (2014):

- The proposed project's style and design are true to the architectural form and appropriate for the neighborhood.
- Architectural features are be adequate and appropriate for the size of the building, the curved gables are unique and reduce visual impact and lessen the bulk. The size and scale of the home due to the larger R1-8L zoned parcel is complimentary to the size of the parcel.
- The project uses high-quality construction materials proposing cedar shake shingle roofing material, standing seam metal roofing material atop the porches, clad exterior wood interior windows, and a stone veneer wrap and accents.
- A prominent front porch or entry is be provided, the project proposes a standing seam metal roof atop of front porch that is boarded by two large, stained wood post and brackets and a prominent double front door.



CEQA Evaluation

The action being considered is **categorically exempt** from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction), in that the project single family residence being constructed on a single-family zoned property.



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”)
- **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new 4,829 square-foot two-story residence with four bedrooms and three and a half bathrooms, located at 108 Brookside Avenue.



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