



Development Review Hearing

**Item 4 : PLN25-00266
2495 Painted Rock**

September 17, 2025

Alex Tellez, Assistant Planner



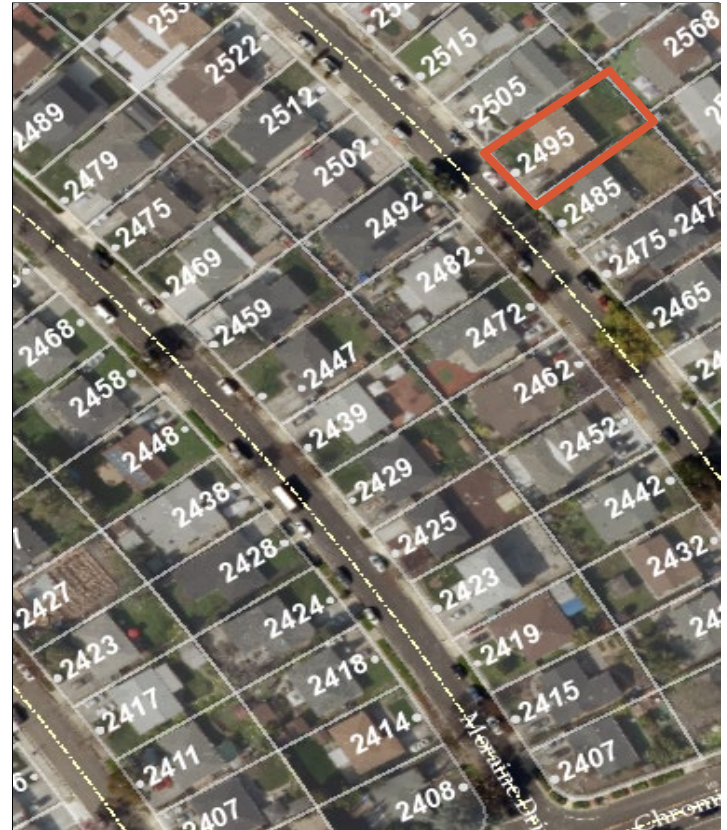
Request

- Architectural Review for the demolition of an existing residential building to construct a 1,645 square foot three-bedroom, two and a half-bathroom single-family residence with a 475 square foot attached garage.
- Architectural Review required under Santa Clara City Code ("SCCC") 18.120.020 (E) due to the complete demolition of the existing structure.



Existing Site

- **Lot Size:** 5,384 SF
- **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





INSPIRATION PHOTO
EYES
FASCIA BOARDS AND GUTTER BLACK COLOR



James Hardie Soft Fiber Cement United Smooth Panel painted black with finish
3X13 FASCIA
JAMES HARDIE - WITH ROYAL MOLDING



INSPIRATION PHOTO
Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles



Midwest Cedar 2000
Double Sashes window - "Black Iron color"
*ALL EXTERIOR WINDOWS TO BE PEBBLED GLASS
**NO WINDOW TRIM PROPOSED
*ALL EXTERIOR WINDOWS TO BE PEBBLED GLASS



FRONT PORCH WOOD SIDING MATERIALS



EXTERIOR STUCCO
BENJAMIN MOORE
HIDE
CHALK
SOFT WHITE WITH HAUTED GRAY-GREEN UNDERCOATINGS



Consistency with Zoning Code

- The site currently consists of an 897 square-foot one-story, three-bedroom, one-bathroom single family residence built in 1954. The property has an existing non-conforming attached one-car garage.
- The existing single-family residence is a non-conforming structure as it does not have a required two car garage per the R1-6L Zoning District regulations. All new construction is required to conform to the R1-6L Zoning District regulations and provide a two-car garage.



Consistency with Design Guidelines / Objective Standards

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

- Building height and bulk is appropriate relative to the neighborhood.
- Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.
- Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.



CEQA Evaluation

- The project is found to be Categorical Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.



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 demolition of an existing residential building to construct a 1,645 square foot three-bedroom, two and a half-bathroom single-family residence with a 475 square foot attached garage on a 5,384 square foot lot at 2495 Painted Rock Drive, subject to findings and conditions of approval



City of Santa Clara

The Center of What's Possible

