



# **Development Review Hearing**

**Item #5 : 3280 El Sobrante  
Street**

**March 11, 2026**

**Summer Foss, Assistant Planner**

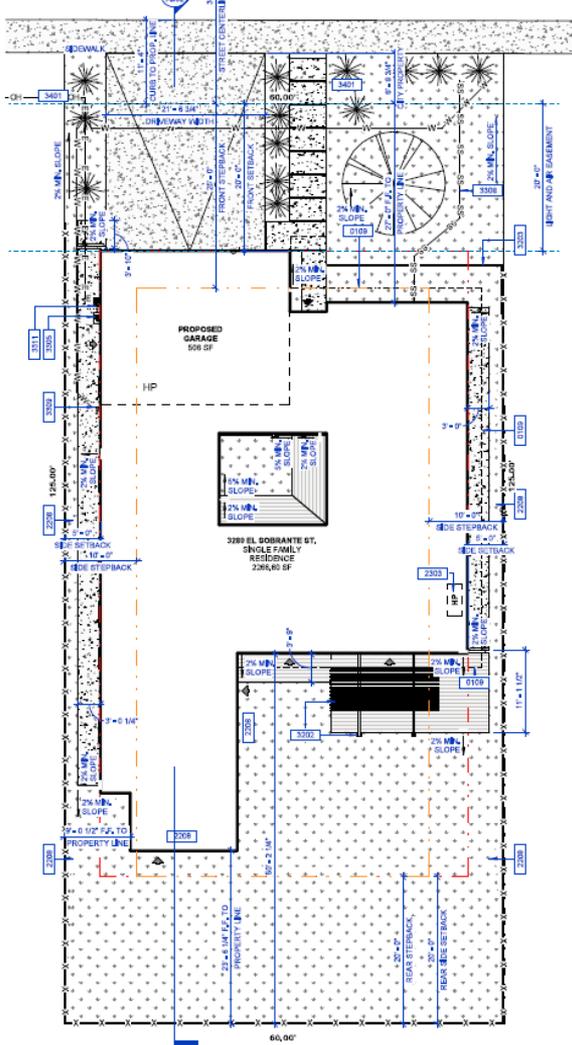


# Request

- Architectural Review for the Complete Demolition of the Existing 2,047 Square-Foot Single-Family Residence and the Construction of a New 2,773 Square-Foot Single-Story Residence Located at 3280 El Sobrante Street.
- 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 structure.

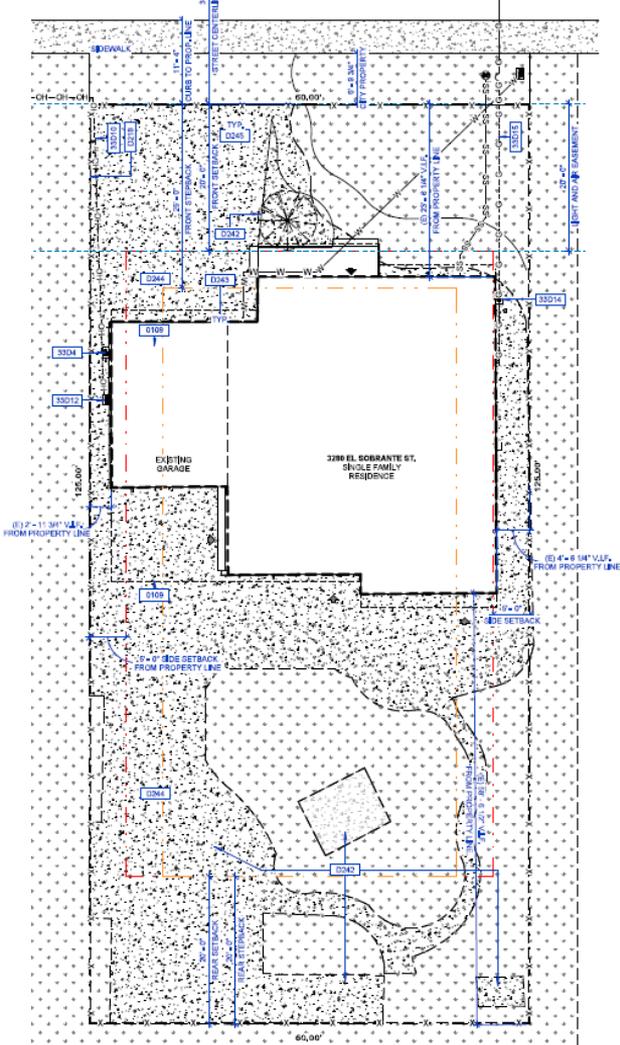






2 SITE PLAN - PROPOSED

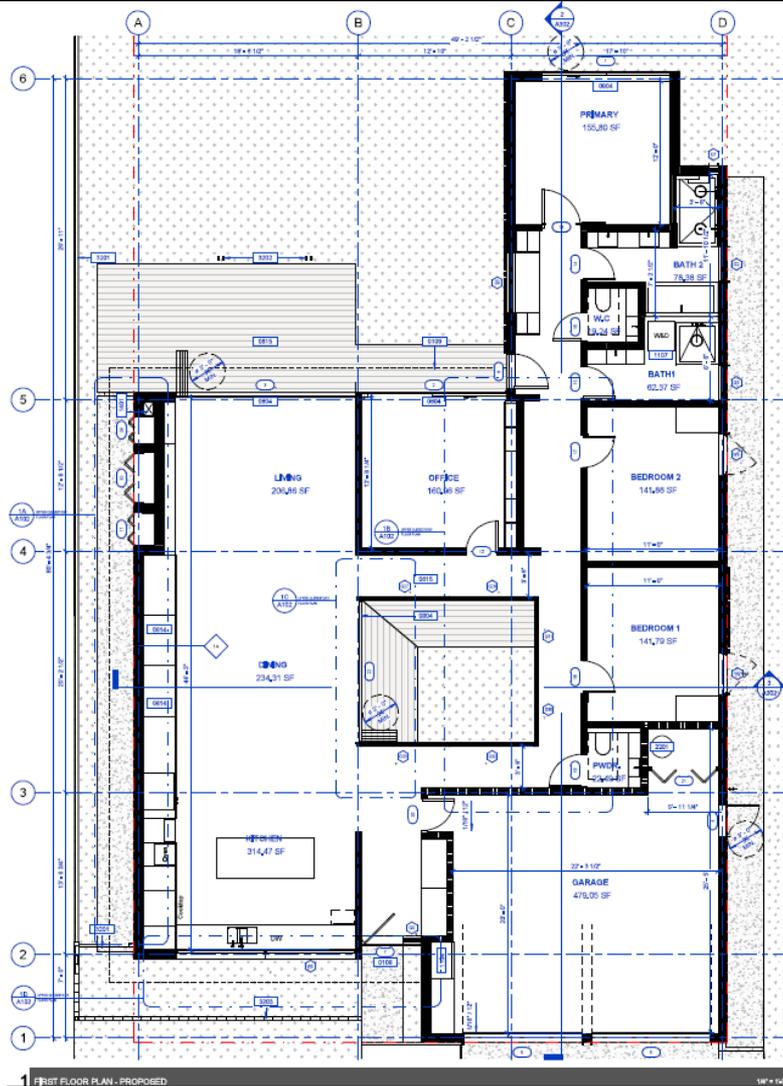
1/8" = 1/4"



1 SITE PLAN - DEMOLITION

1/8" = 1/4"

# Floor Plan





# 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 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 one-story front wall is set 20 feet behind the front property line.
- The contemporary midcentury modern design is consistent with the context of the neighborhood.



# 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 or Conversion of Small Structures), in that the proposed use consists of construction of new, small structures where only minor modifications are made in the exterior of the structure.



## 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 complete demolition of the existing 2,047 square-foot single-family residence and the construction of a new 2,773 square foot single-story residence located at 3280 El Sobrante Street, subject to the findings and conditions of approval.



# City of Santa Clara

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