



# **Development Review Hearing**

**Item 4 :PLN24-00581**  
**3342 Allen Court**

**April 9, 2025**

**Alex Tellez, Assistant Planner**



# Request

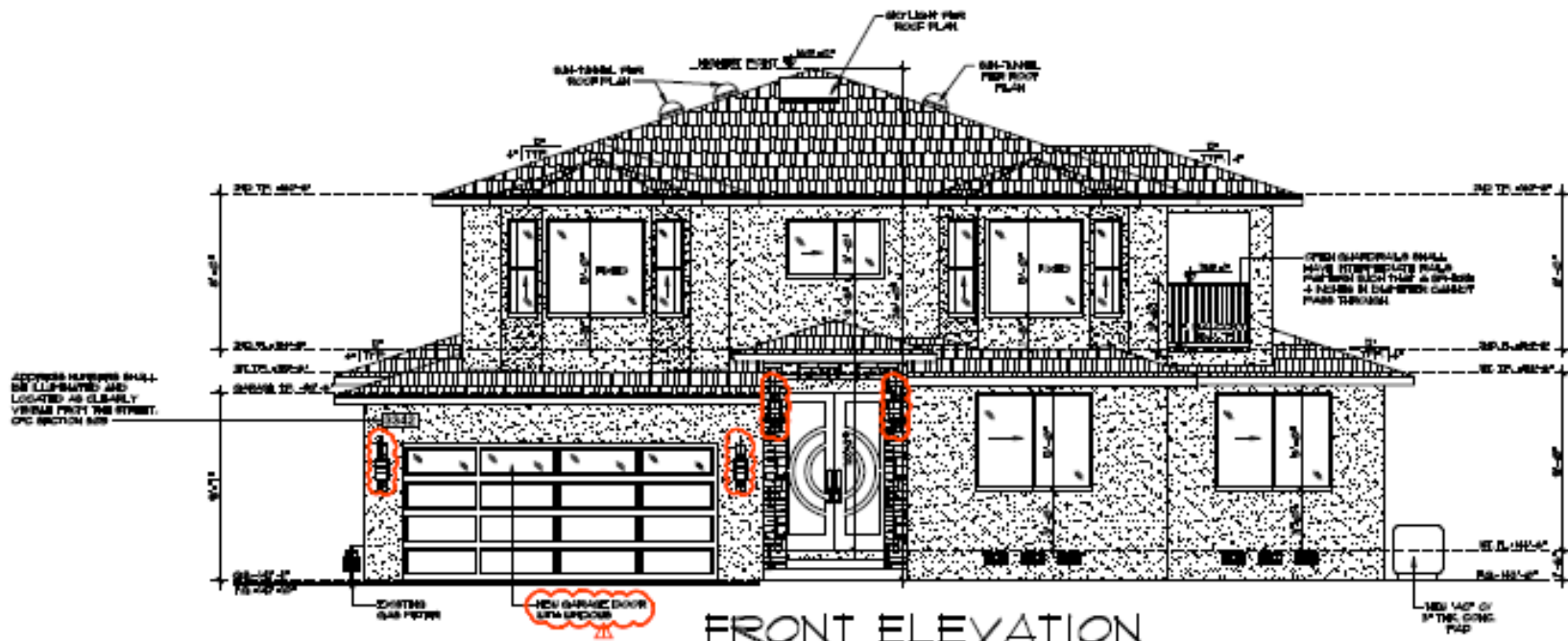
- Architectural Review for the demolition of an existing residence to construct a 4,726 square-foot two story six bedroom and five-bathroom single-family residence
- Architectural Review approval through a Development Review Hearing required due to Santa Clara City Code 18.120.020(D)(7)



# Existing Site

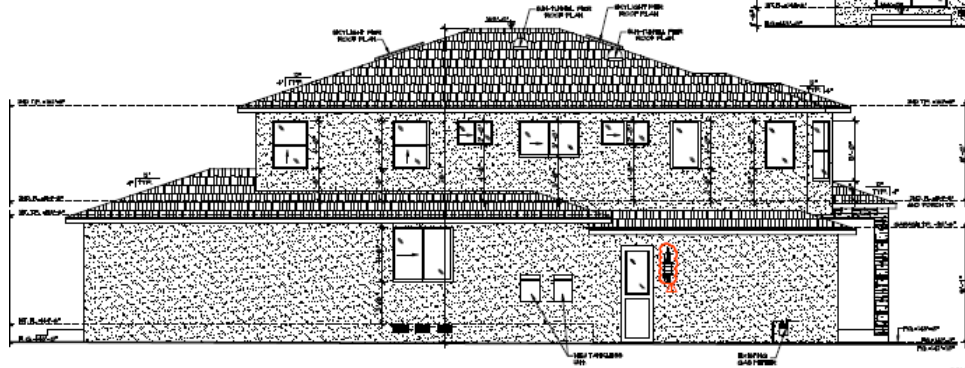
- **Acreage: 0.21 (9,301 square feet)**
- **Surrounding Uses:**
  - N: PQP (Public or Quasi Public)
  - S: R1-6L (Single Family)
  - E: R1-6L (Single Family)
  - W: R1-6L (Single Family)
- **Zoning: R1-6L (Single Family)**
- **General Plan Designation: Very Low Density Residential**



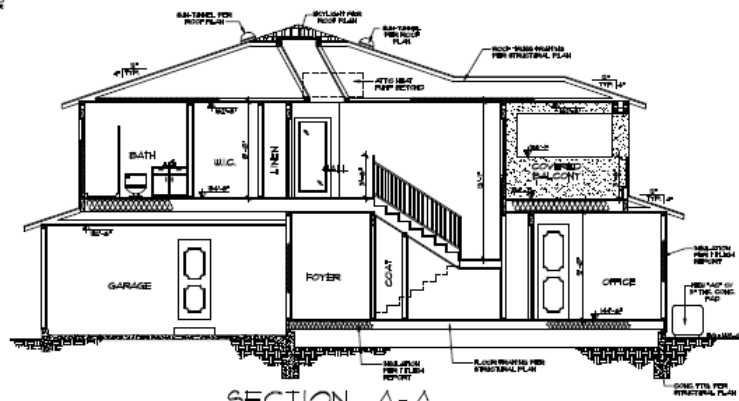




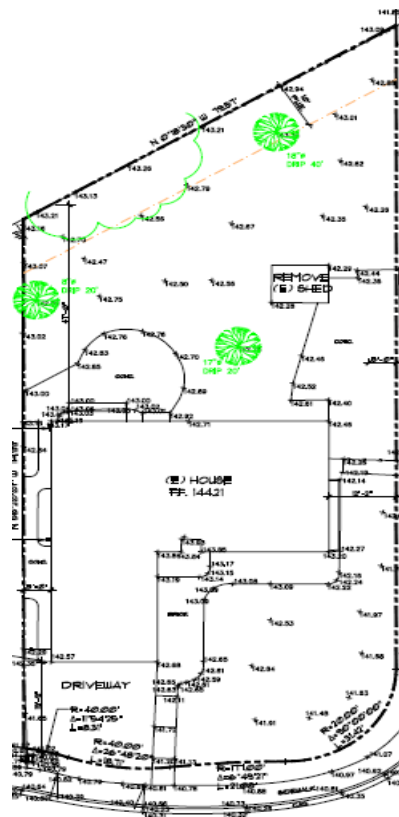
REAR ELEVATION



LEFT ELEVATION

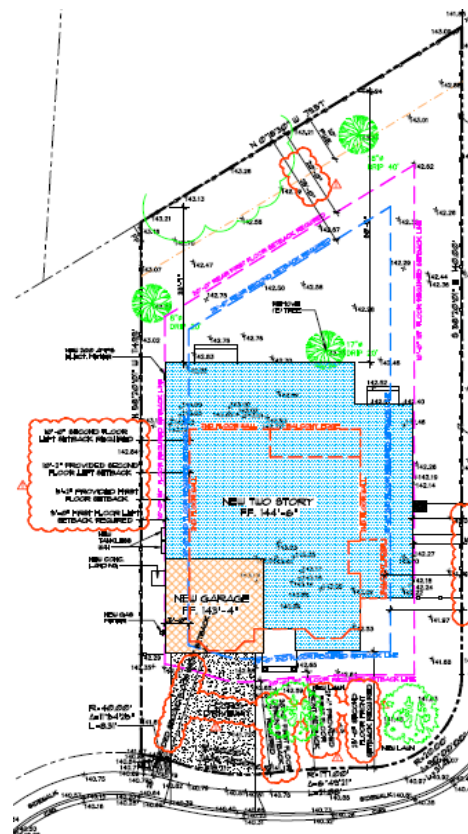


SECTION A-A



RT

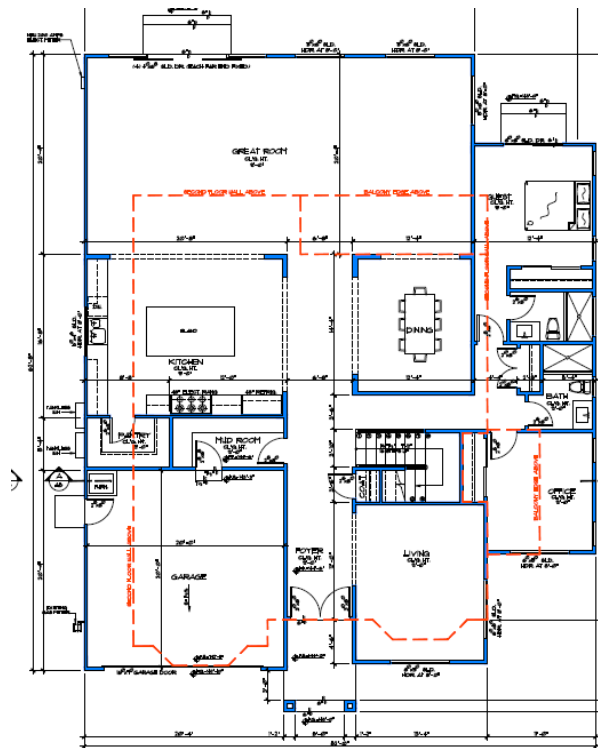
EXISTING SITE PLAN



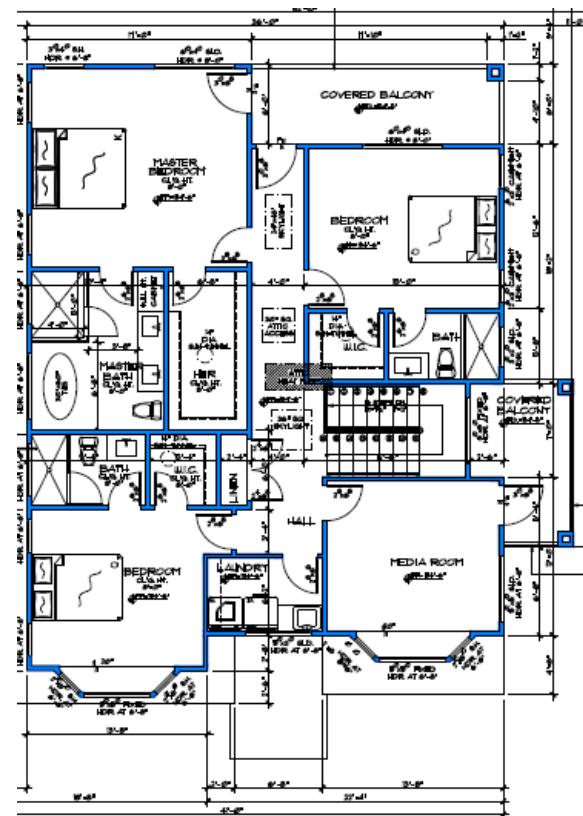
LLEN COURT

PROPOSED SITE PLAN





PROPOSED FIRST FLOOR PLAN



PROPOSED 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), in that:

- The architectural features in the proposed residence are in scale and blend well with the neighboring properties.
- The roof and building materials work in conjunction with each other and create a consistent architectural style for the building.
- The proposed design offsets the second-floor walls from the first-floor walls on all elevations to reduce the perception of mass and bulk.





# 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) as the request is being built on a project site less than five acres and within an urban area served by existing utilities.



# Recommendation

- Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill) and
- Approve the Architectural Review for the demolition of an existing residence to construct a 4,726 square-foot two story six bedroom and five-bathroom single family residence at 3342 Allen Court, subject to findings and conditions of approval.



# City of Santa Clara

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