



# **Development Review Hearing**

**Item 3 : PLN25-00227  
749 Clara Vista Avenue**

**November 19, 2025**

**Alex Tellez, Assistant Planner**



# Request

- **Architectural Review** for the construction of a 959 square foot second floor addition to create a 959 square foot second story accessory dwelling unit.
- Per SCCC 18.60.020(A)(2)(a) the proposed Accessory Dwelling Unit (“ADU”) cannot be approved ministerially as it does not match the height of the existing residence and requires Architectural Review approval at the Development Review Hearing (DRH).



## Existing Site

- **Acreage:** 0.13 (5,724 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:** Single-Family Residential (R1-6L)
- **General Plan Designation:** Very Low Density Residential



# Rendering



- ① BEHR- 210A MALIBU PEACH FOR ALL WALL STUCCO
- ② BEHR- 790B-7 DARK CHOCOLATE FOR ALL FACIA AND WINDOW TRIMS
- ③ BEHR- 240F-6 BROWN FLAT FOR ALL OTHER ACCENT MATERIAL

COLORED FRONT ELEVATION

SCALE :  $\frac{1}{4}'' = 1'-0''$

# Site Plan

### LANDSCAPING AREAS

- (A) AREA - 656.2 sq/ft
- (B) AREA - 395.0 sq/ft
- (C) AREA - 25.8 sq/ft
- (D) AREA - 443.0 sq/ft
- TOTAL AREA - 1521.0 sq/ft

### LANDSCAPING AREA

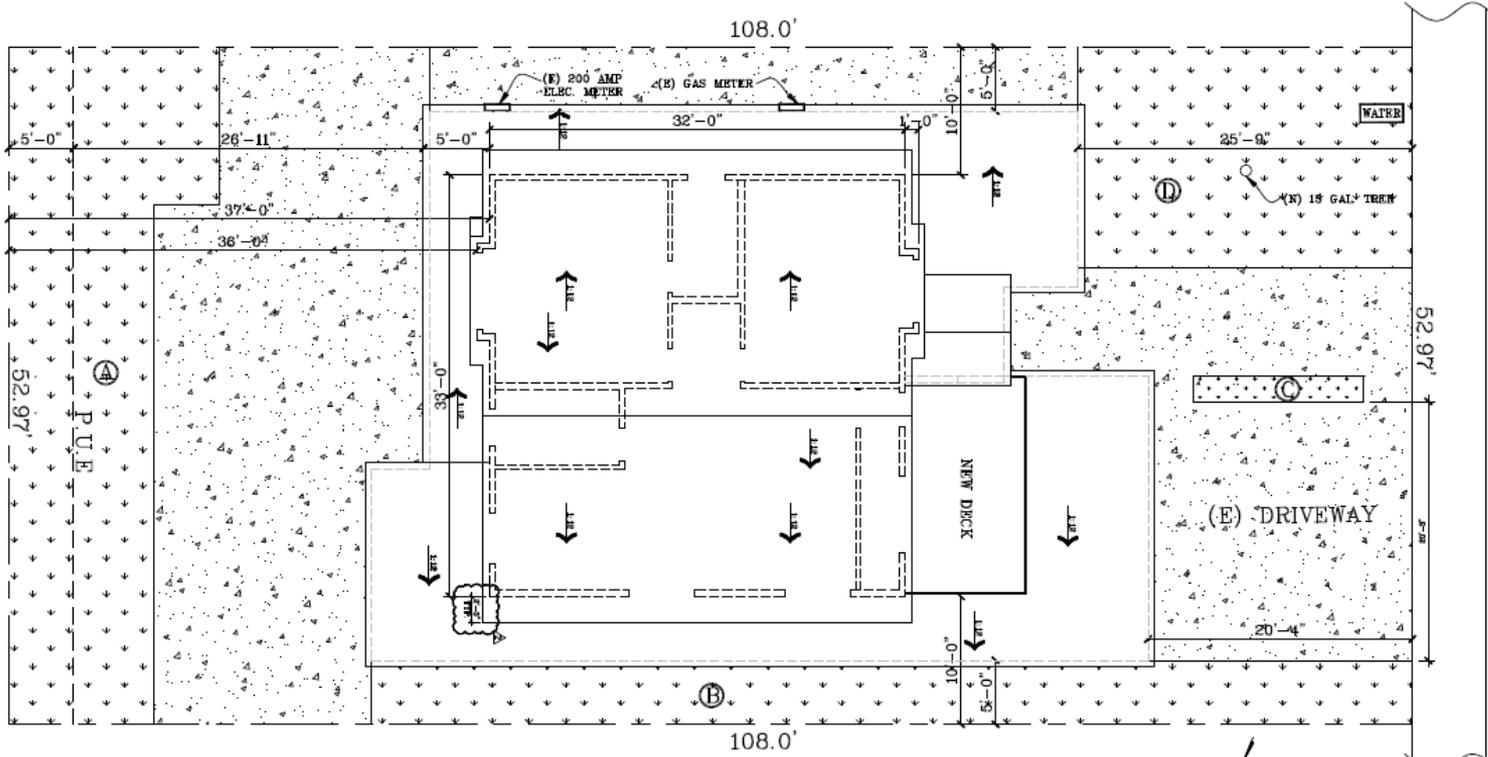


### CONCRETE AREA



### SIX INCHES NOTE:

1. DISCHARGE ROOF DRAINAGE TO 6"-Ø 10' AWAY FROM THE FOUNDATION AND TO AN APPROVED DRAINAGE SYSTEM.
2. THE FENCE GATES AROUND THE STRUCTURE SHALL BE 10' AWAY FROM THE FOUNDATION A MINIMUM OF 6" FOR A DISTANCE OF 15' FROM THE GROUND WITH THE TOP OF ANY FENCE OR POSTING SHALL BE 4" ABOVE THE FINISHED OF THE SURFACE. (ON THE DATE OF AN APPROVED DRAINAGE LETTER, A MINIMUM OF 24 INCHES PLUS 6".



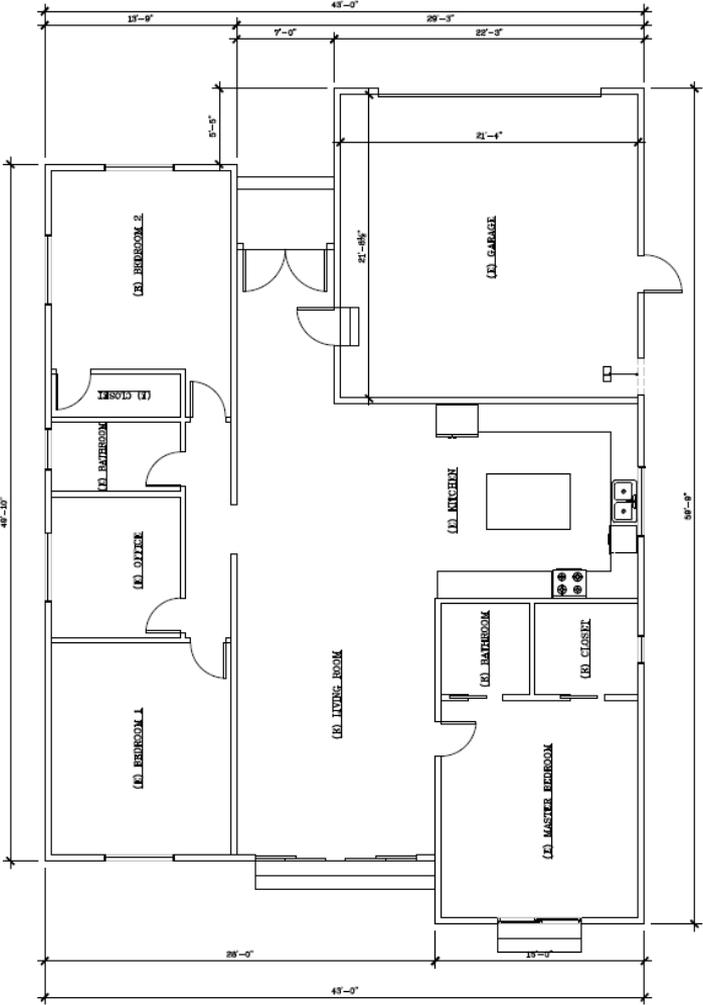
CLARA VISTA

## SITE PLAN

SCALE:  $\frac{3}{16}'' = 1'-0''$

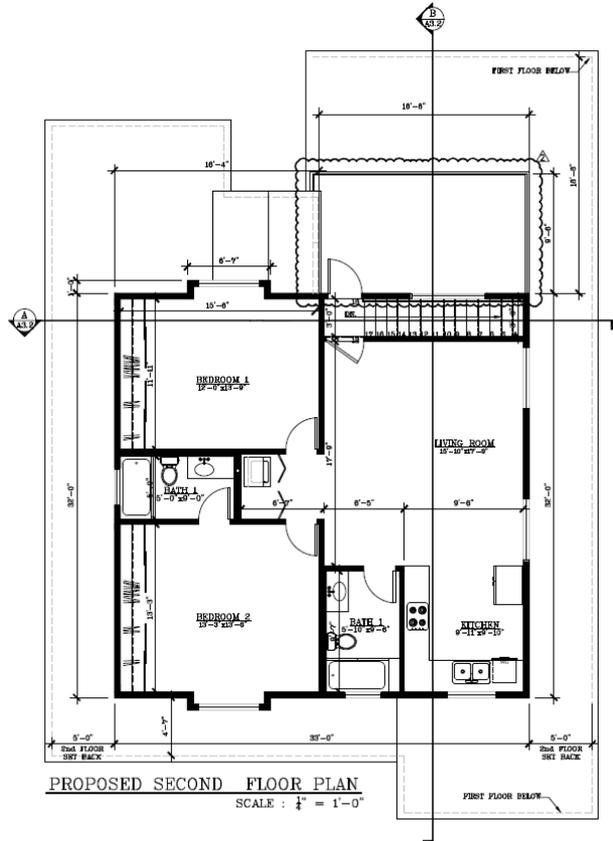
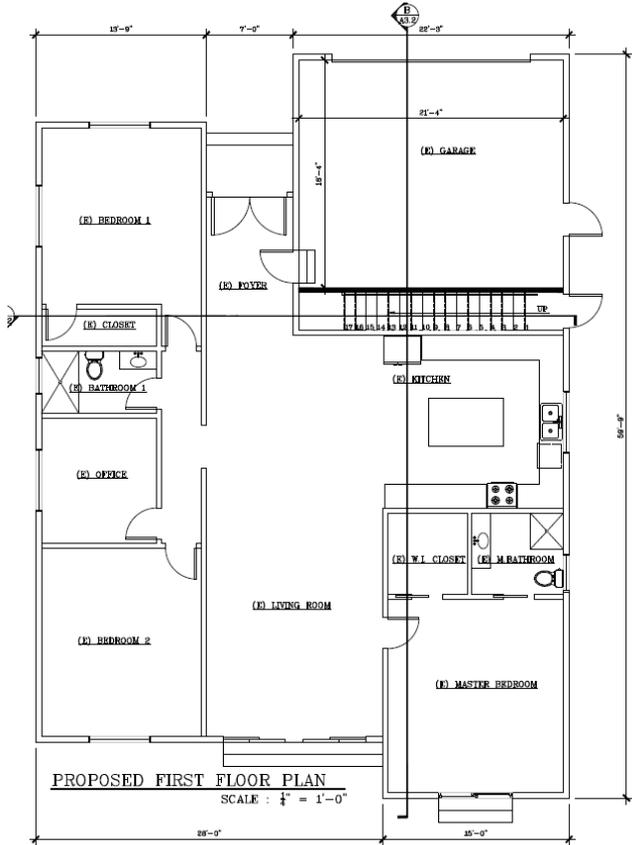


# Floor Plan



EXISTING FIRST FLOOR PLAN  
SCALE : 1/4" = 1'-0"

# Floor Plan





# Consistency with Zoning Code

- The proposed construction complies with the R1-6L Zoning Districts development standards
  - The proposal is consistent with SCCC 18.38.060D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep.
  - Per SCCC 18.60.020(E)(3) the proposed second story Attached ADU is required to have a 15-foot rear setback. The proposed Attached ADU has a 36-foot rear setback.
  - The proposed project meets the required findings set forth in SCCC 18.120 for Architectural Review.



# 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.
- The architectural features of the proposal are appropriate for the neighborhood
- The roof materials, building materials, and finishes work in conjunction with one another are consistent with the architectural style of the building.



## **CEQA Evaluation**

- The project is found to be Categorical Exempt from the California Environmental Quality Act (CEQA) 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 a 959 square foot second story accessory dwelling unit addition to an existing one-story single-family residence on a 5,724 square foot lot at 749 Clara Vista Way, subject to findings and conditions of approval.



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