



# **Development Review Hearing**

**Item 2: PLN24-00637  
2121 Nobili Avenue**

**June 18, 2025**

**Alex Tellez, Assistant Planner**



# Request

- Architectural Review for the construction of a 425 square-foot first floor addition and 1,250 square-foot second floor addition, resulting in a 3,361 square-foot four bedroom and three-and-a-half-bathroom two-story single-family residence.
- Santa Clara City Code 18.120.020(D)(1) requires that all new second story additions are review through a Development Review Hearing.



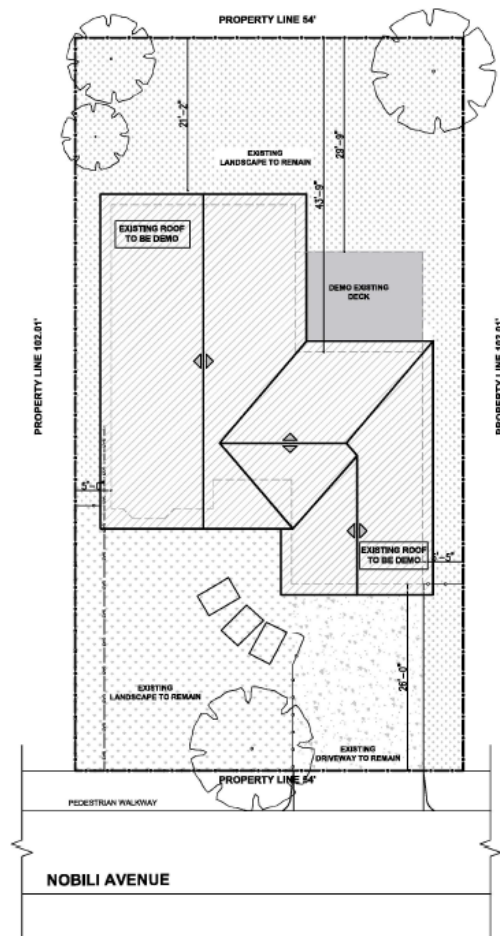
# Existing Site

- **Acreage:** 0.11 Acres
- **Surrounding Uses:**
  - N: R1-6L (Single-Family Residential)
  - S: R1-6L (Single-Family Residential)
  - E: R1-6L (Single-Family Residential)
  - W: R1-6L (Single-Family Residential)
- **Zoning:** R1-6L (Single-Family Residential)
- **General Plan Designation:** Very Low Density Residential

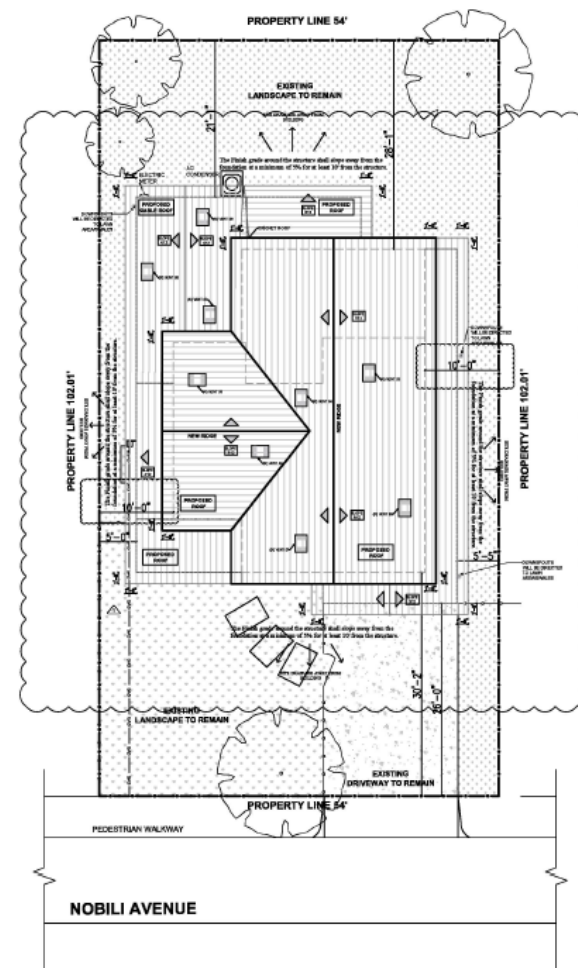




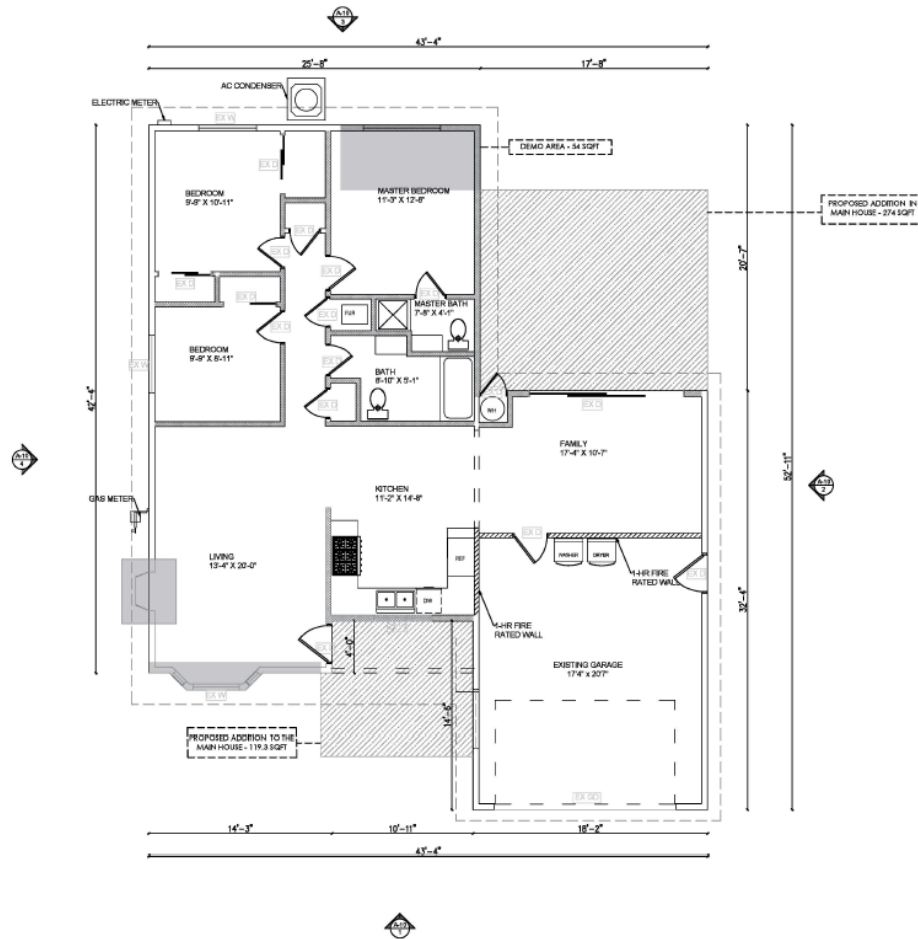


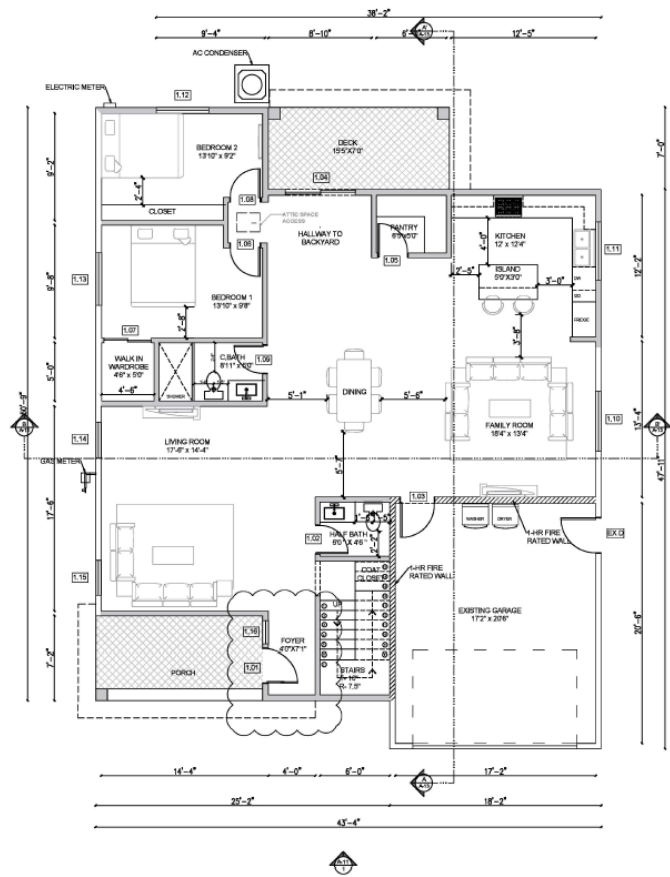


EXISTING SITE PLAN WITH ROOF



PROPOSED SITE PLAN WITH ROOF







# 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 request will be built in the center of the existing structure with the second-floor walls having substantial offsets from the first-floor walls therefore reducing the mass and bulk of the structure.
- The roof and building materials work in conjunction with each other.
- A prominent entry feature is being proposed that will match the existing garage roof form.
- The proposed architectural design takes cues from the existing two-story residence at 3445 Bonita Avenue by proposing similar white siding.

The front elevation could benefit from adjustments to the windows with the addition of high sill windows in the living room area, the addition of muntin to the stairwell window, and a small window in the walk-in closet.





# CEQA Evaluation

- The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15332 (Class 32 - In-Fill Development Projects), in that the request is on a project site less than five acres and served by all required utilities & public services.



# Recommendation

- **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects)
- **Approve** the Architectural for the construction of a 425 square-foot first floor addition and 1,250 square-foot second floor addition, resulting in a 3,361 square-foot four bedroom and three-and-a-half-bathroom two-story single-family residence at 2121 Nobili Avenue, subject to findings and conditions of approval.



# City of Santa Clara

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