



# **Development Review Hearing**

**Item # 7:  
271 Madrone Avenue**

**August 20, 2025**

**Summer Foss, Assistant Planner**



# Request

Architectural Review for the demolition and reconstruction of a new 4,007 square foot two story, four bedroom, a 297 square foot covered porch, and three and a half bath house with a 601 square foot attached Accessory Dwelling Unit.



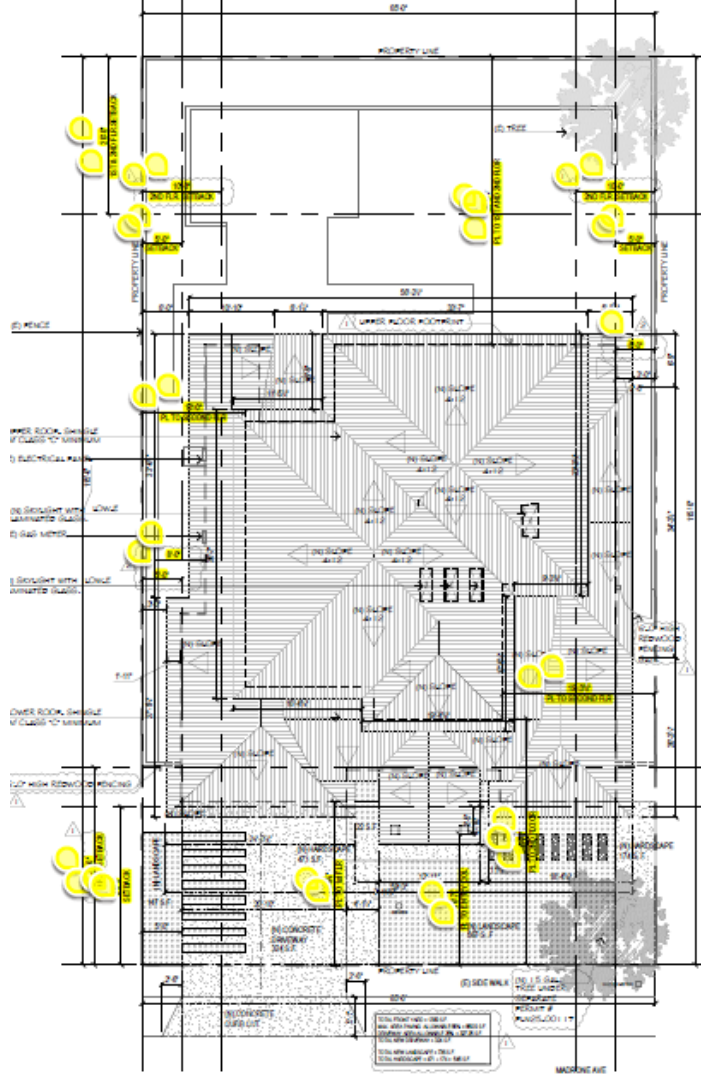
# Existing Site

- **Lot Size:** 7,829 Square Feet
- **Surrounding Uses:**
  - N: Single Family
  - S: Single Family
  - E: Single Family
  - W: Single Family
- **Zoning:** R1-6L Single Family
- **General Plan Designation:** Very Low Density Residential





# Site Plan



0 1ST FLOOR PLAN

6

0 FLOOR PLAN

7



# 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 second-story front wall is set 31 feet and one inch behind the front property line.
- Second-story side windows are either obscured or have a five-foot windowsill height.
- The second floor is proposed to be 58.86% of the first floor, which is consistent with the guideline that second floor areas should not exceed 66% of the first-floor area.



# 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 project is for the construction of a new single-family residence on a vacant lot, which meets Class 3 exemption requirements.



# 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 a new 4,007 Square Foot Two-Story Residence with Four Bedrooms, Three and a Half Bathrooms, a 297 Square Foot covered porch, and an attached 601 Square Foot First-Story Accessory Dwelling Unit located at 271 Madrone Avenue, subject to the findings and conditions of approval.



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