



Development Review Hearing

**Item 5: PLN25-00116
834 Main Street**

**September 17, 2025
Meha Patel, Associate Planner**



Request

- **Major Significant Property Alteration (SPA)** and Architectural Review for a 465 square-foot addition resulting in 1,559 square-foot residence on the City's Historic Resource Inventory (HRI).
- In accordance with Historic Preservation Ordinance (Santa Clara City Code 18.130.050), which requires any project determined to be considered a major alteration to an HRI property shall first receive a recommendation from the HLC.
- Architectural Review for major alterations to properties on the City's Historic Resources Inventory is required per the Santa Clara City Code 18.120.020.D.6.



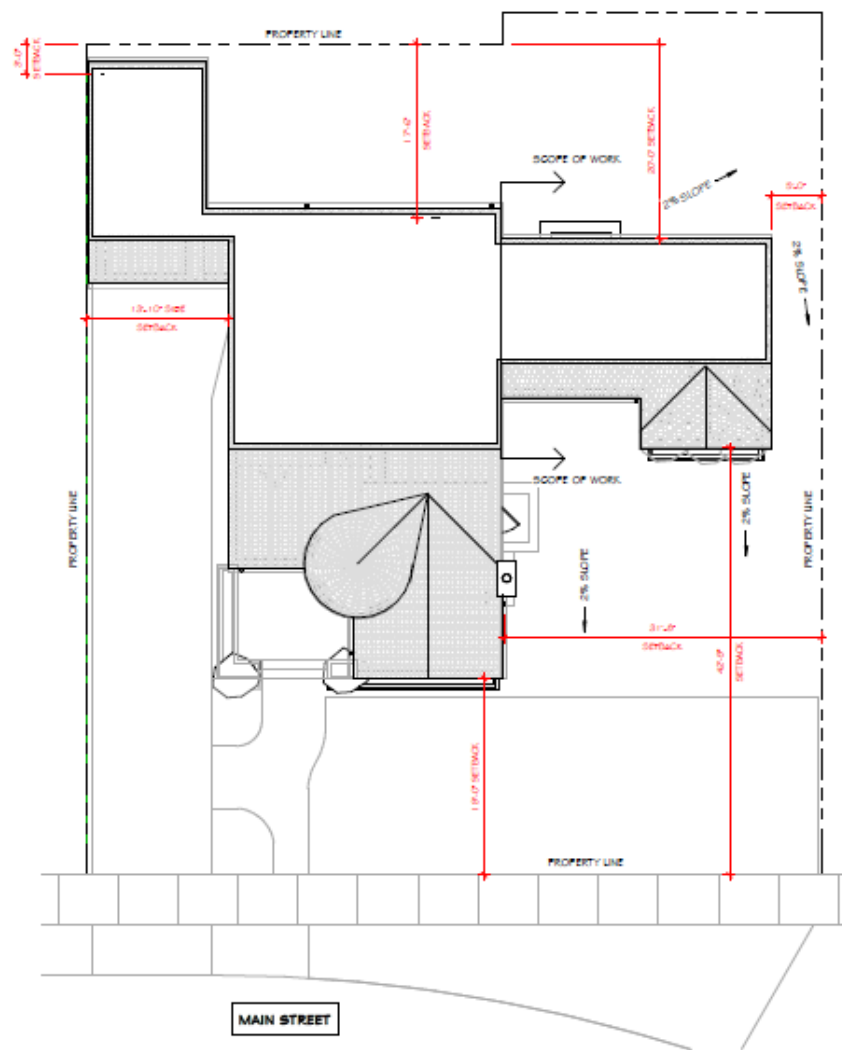
Process

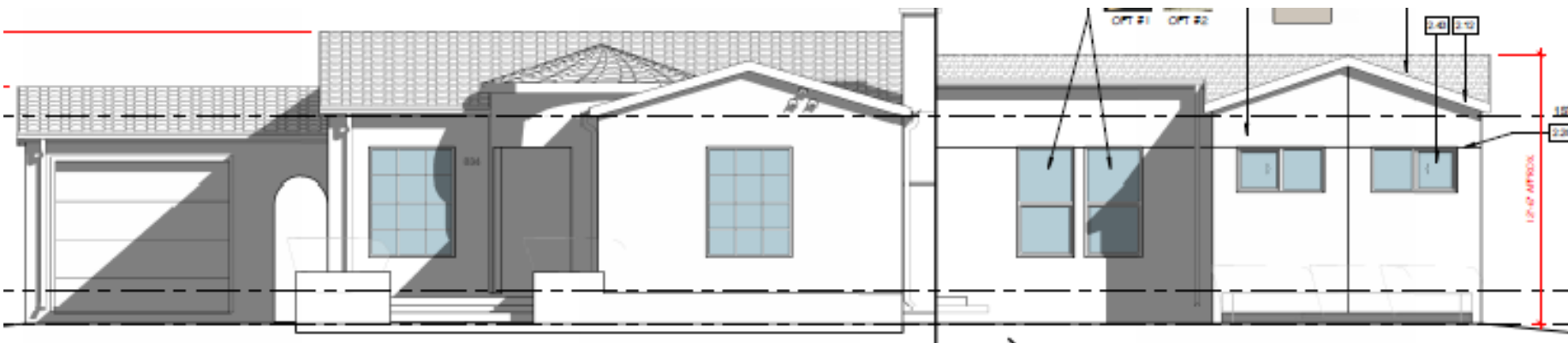
- Historical and Landmarks Commission
 - Following the September 4, 2025, HLC hearing, HLC voted 5-0-2 to recommend approval of the project in that the project met the Secretary of the Interior Standards for rehabilitation and alterations
 - HLC recommended the applicant provide a material palette for the existing and proposed stucco materials to clearly show the distinction between the original residence and the addition.

- **Size:** 5,694 sq. ft.
- **Surrounding Uses:**
 - N: Medium Density Residential
 - S: Single Family
 - E: Parks and Open Space
 - W: Single Family
- **Zoning:** R1-6L
- **General Plan Designation:** Very Low Density Residential

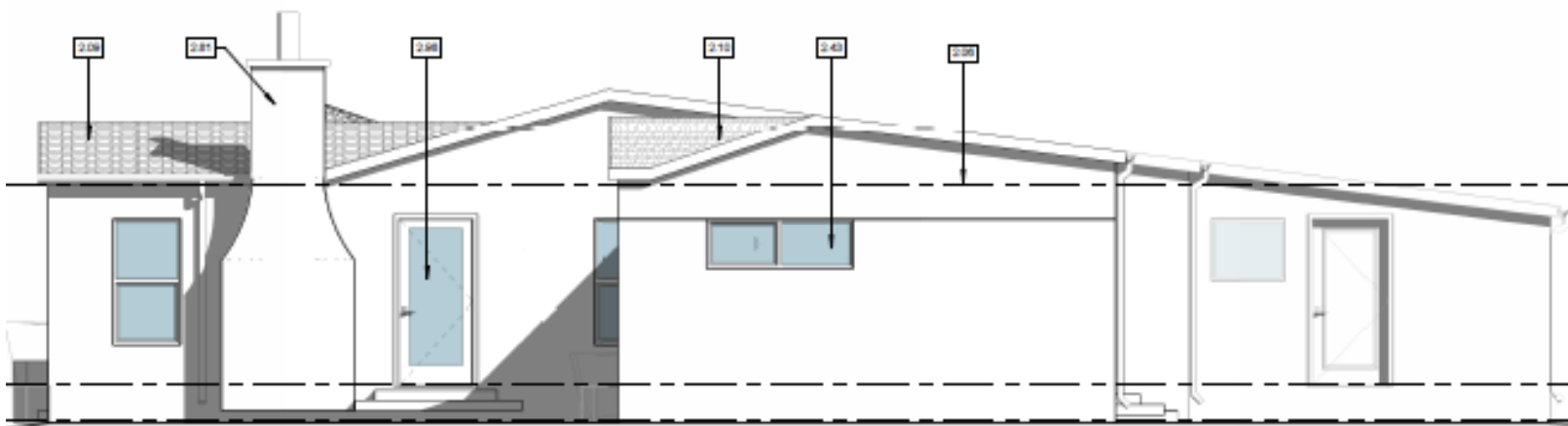








Front Elevation



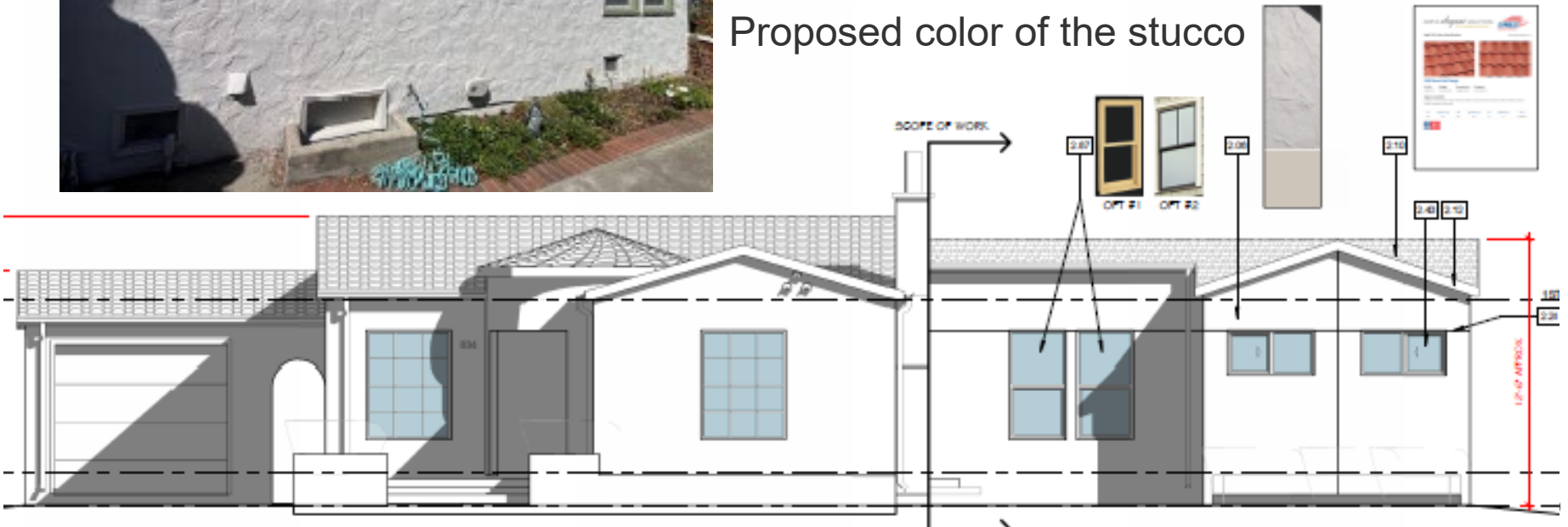
Right Side Elevation



Existing color of the stucco



Proposed color of the stucco





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 addition is to the rear right side of the property. The addition is designed to minimize its impact on the neighborhood and uses exterior finish materials to differentiate between the existing residence.
- The new roof tiles will naturally differ from the existing roof tiles at the front due the wear.
- The proposed stucco will feature a subtle color wash variation to distinguish it from the original structure.



CEQA Evaluation

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Exemption Sections 15332 – Infill and 15331 – Historical Resource Restoration/Rehabilitation, in that the project involves an addition and renovations of historic single-family residence.



Recommendation

- **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – Infill and 15331 – Historical Resource Restoration / Rehabilitation; and
- **Approve** the Significant Property Alteration / Architectural Review for a 456 square-foot addition resulting in a 1,559 square-foot single-story residence on the Historic Resource Inventory located at 834 Main Street, subject to the findings and conditions of approval.



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