



Development Review Hearing

**Item # : 5
2179 Monterey Avenue**

May 13, 2026

Summer Foss, Assistant Planner



Request

- Action on the Architectural Review (PLN25-00512) for the addition of 533 square feet to the existing one-story 1,487 Square-Foot One-Story Single-Family Home Resulting in a 2,020 Square Foot One-Story Residence located at 2179 Monterey Avenue.
- Per the Santa Clara City Code 18.120(D)(7), the request requires Architectural Review approval through a Development Review Hearing due to the demolition of fifty percent of the existing residence.



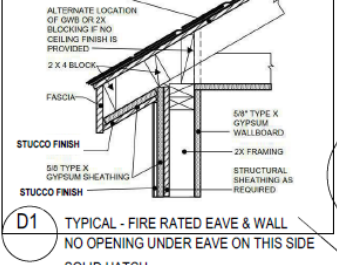
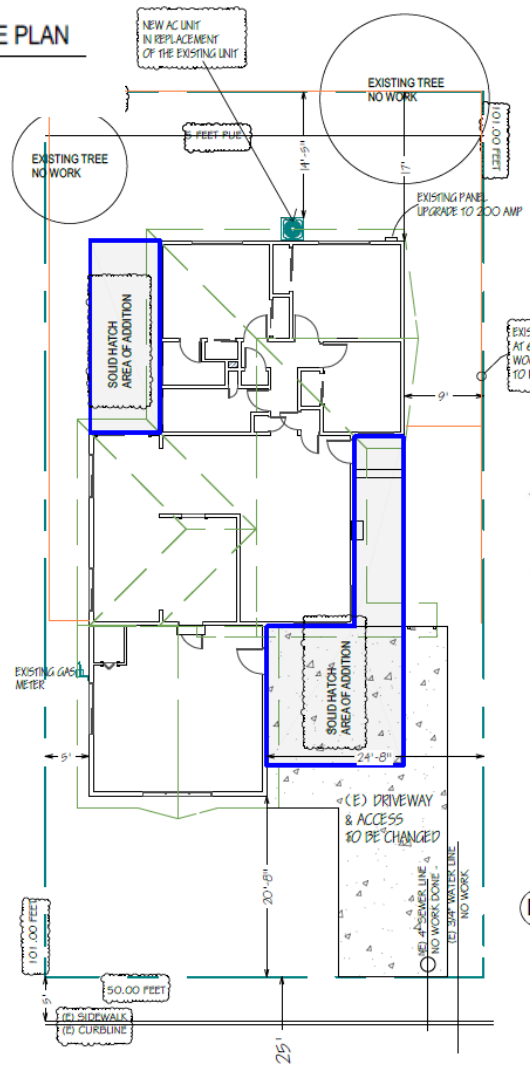
Existing Site

- **Square Footage:** 5,050 square feet
- **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



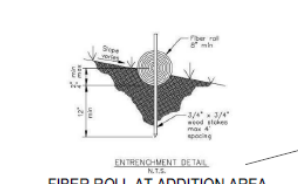
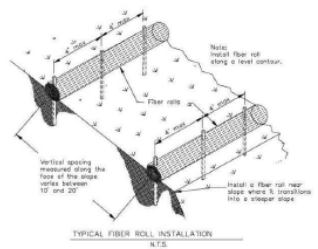


1 EXISTING SITE PLAN
 SC: 1/8" = 1'-0"



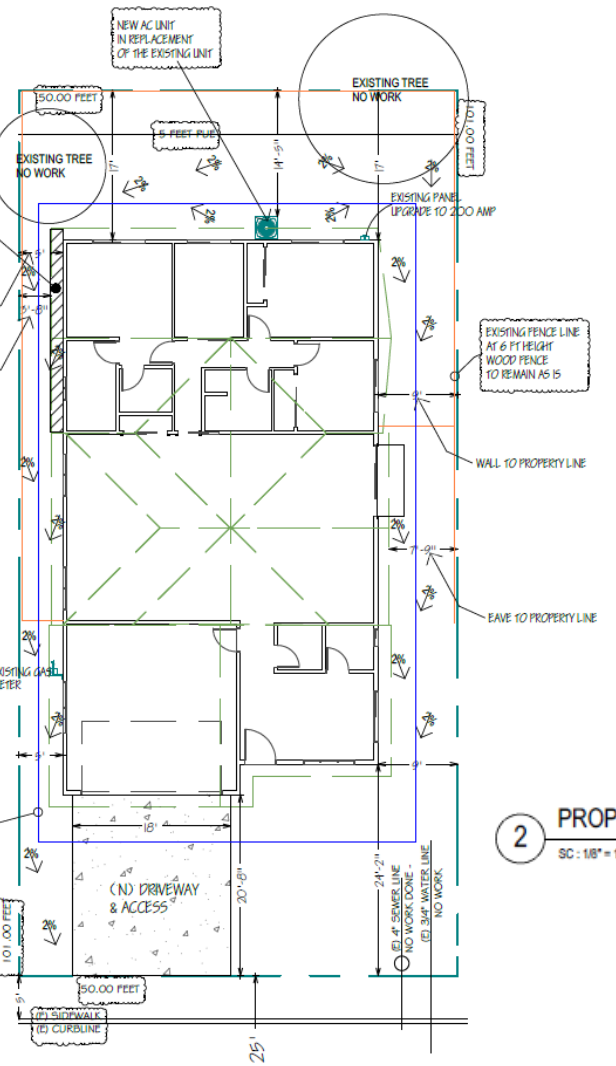
D1 TYPICAL - FIRE RATED EAVE & WALL
 NO OPENING UNDER EAVE ON THIS SIDE
 SOLID HATCH
 FULL EAVE AND WALL FIRE RATED
 PER DETAIL PROVIDED

EXISTING FENCE LINE AT 6 FT HEIGHT WOOD FENCE TO REMAIN AS IS

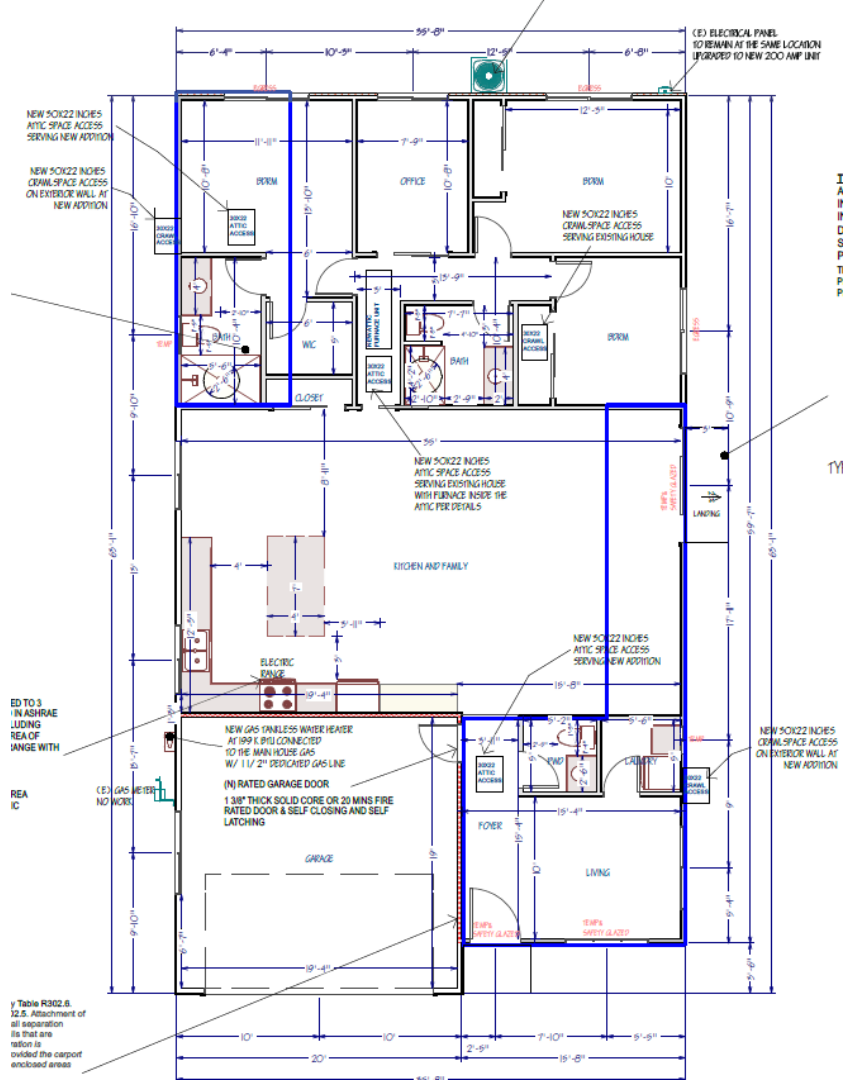


D2 FIBER ROLL AT ADDITION AREA - FOR DRAINAGE

DRAIN PATTERN AT ADDITION INTO REAR LANDSCAPE AREA
 FIBER ROLL PER DETAIL D2 DURING CONSTRUCTION



2 PROPOSED SITE PLAN
 SC: 1/8" = 1'-0"





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.
- Brick wainscotting is proposed at the base.
- The first-story front wall is set 20 feet 8 inches behind the front property line

To comply with the City's Single-Family and Duplex Residential Design Guidelines (2014) a condition was added for the addition of a front entry feature located above the front door without the use of posts or columns. The approved front entry feature shall be installed and maintained as shown on the revised plans.



CEQA Evaluation

- The action being considered is **categorically exempt** from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 -- Existing Facilities), in that the project is a small addition to the existing single-family residence.



Recommendation

- **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - “Existing Facilities”), and
- **Approve** the Architectural Review for an Architectural Review for converting 400 square feet of existing converted garage space back to a garage and for the addition of 533 square feet to the existing 1,487 square foot one story residence, resulting in a 2,020 square foot one story residence, located at 2179 Monterey Avenue, subject to the findings and conditions of approval.



City of Santa Clara

The Center of What's Possible

