



# **Development Review Hearing**

**Item 2 :  
3674 Macintosh Street**

**April 9, 2025**

**Daniel Sobczak, Associate Planner**



# Request

- Architectural Review (PLN25-00028) for the Modification of Previously Approved plans (PLN22-00168) for the Addition of 82 Square Feet to the Second Floor of a Previously Approved Two-Story Residence Resulting in a 3,411 Square Foot Residence with Five Bedrooms and Five Bathrooms Located at 3674 Macintosh Street
- Architectural Review required per Code Section 18.120.020 D.1.d. new or expanded single-family homes resulting in a new second story or the expansion of an existing second story



# Existing Site

- **Square footage:** 6,129
- **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

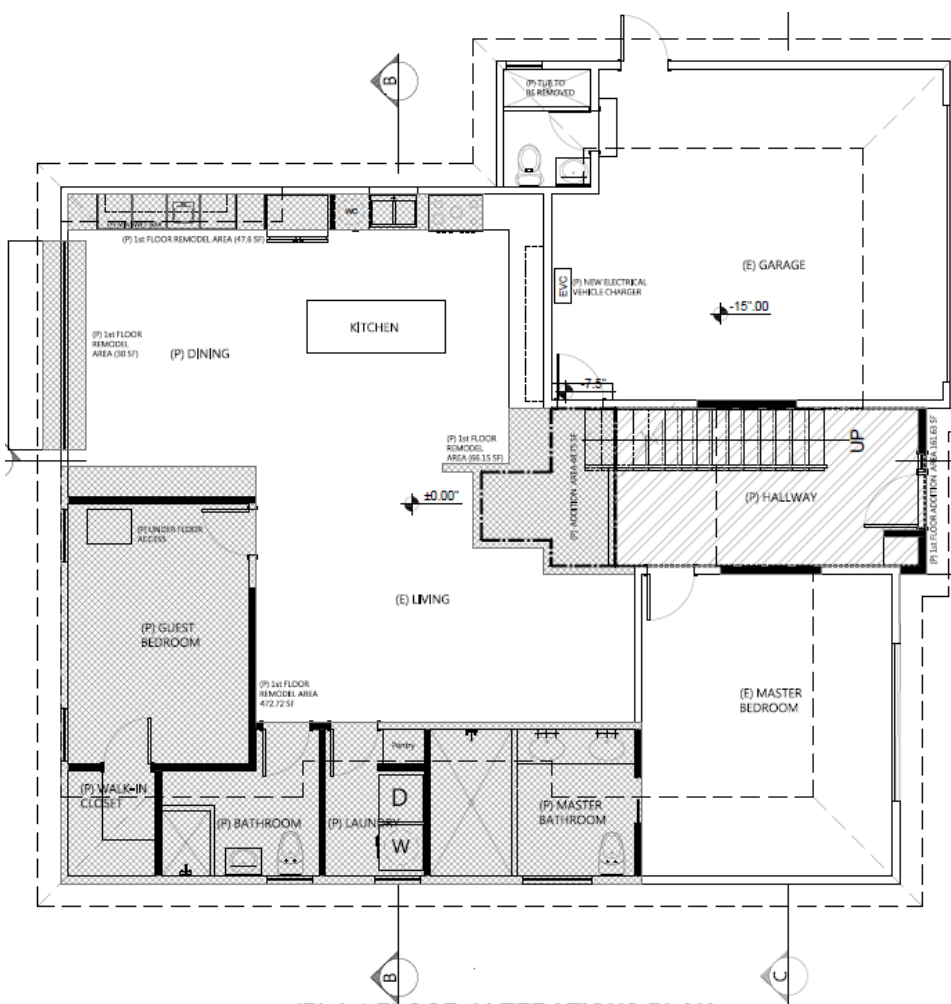




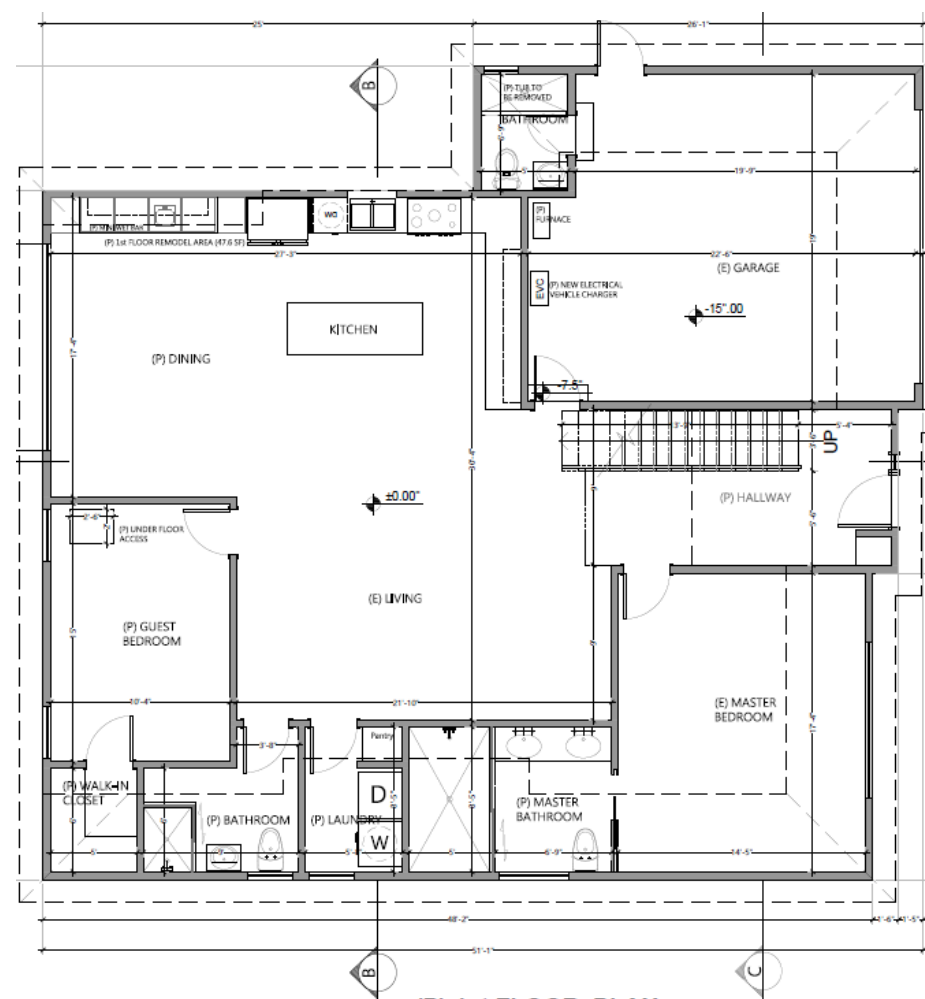


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**(P) 1st FLOOR ALTERATIONS PLAN**



**(P) 1st FLOOR PLAN**





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# Consistency with Design Guidelines

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 architectural features of the proposed design including the light-colored stucco and contrasting window, and door trim are true to the architectural form and appropriate for the neighborhood.
- The project proposes a modification to a previously approved second-story addition, the modification enlarges the second-story addition but keeps the addition under the maximum of 66% of the first-floor area.





# CEQA Evaluation

- The project is found to be Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), in that the proposed project is for the modification of a proposed new single-family residence and the demolition of an existing single-story residence, 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 the addition of 82 Square Foot to a previously approved Second Floor Addition located at 3674 Macintosh Street, subject to the findings and conditions of approval.



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