



Development Review Hearing

**Item #7
3245 McKinley Drive**

**April 9, 2025
Meha Patel, Assistant Planner**



Request

- Architectural Review required for a 395 square-foot first floor addition and 1,852 square-foot second floor addition to an existing one-story duplex residence resulting in two 2,331 square-foot two-story duplex units.
- Architectural Review for a Second Floor Addition to an Existing One-Story Duplex Residence Resulting is required per the Santa Clara City Code 18.120.020.D.1.d.

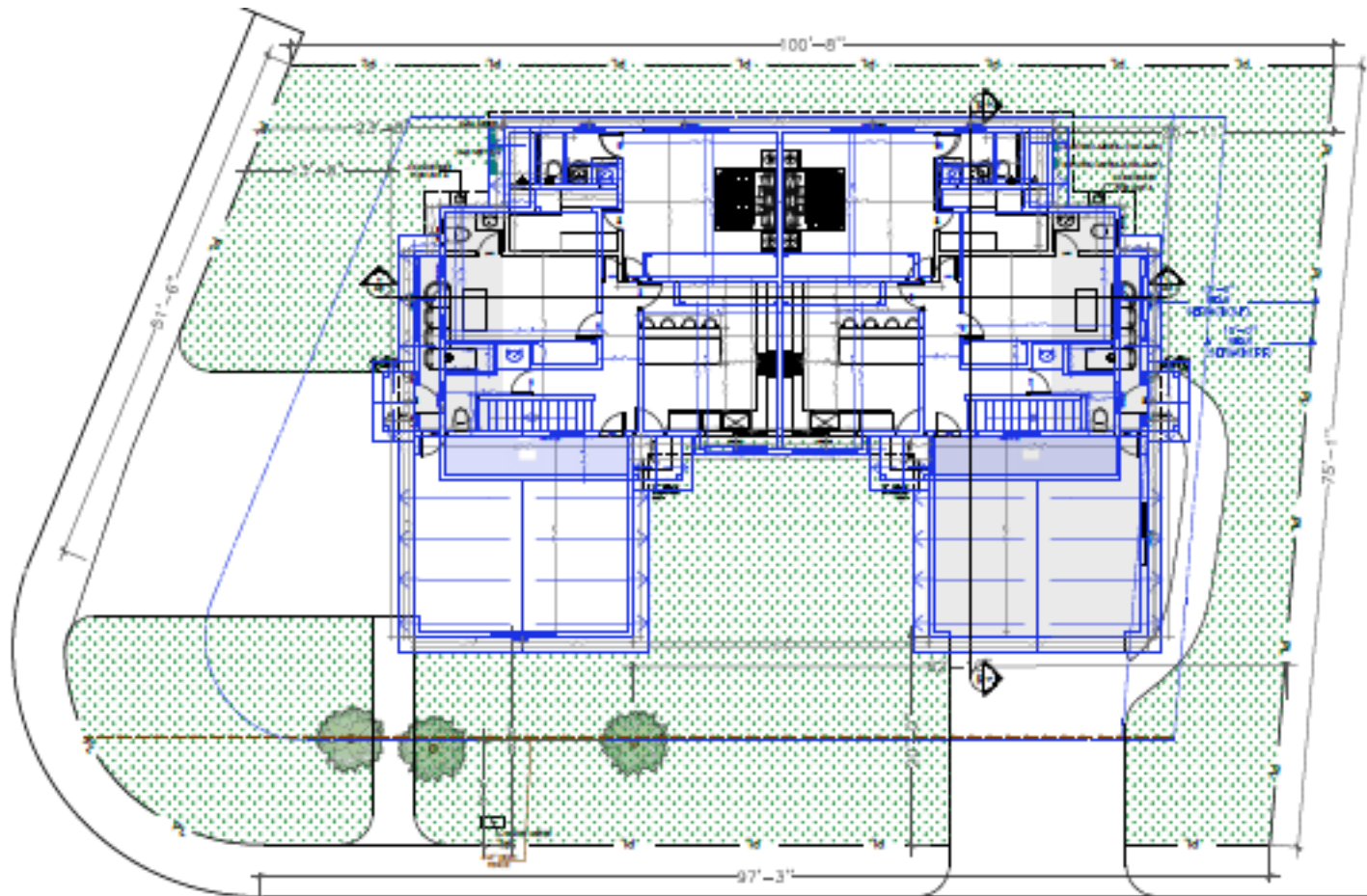


Existing Site

- **Acreage:** 0.81-acre
- **Surrounding Uses:**
 - **N:** Single-family Residential
 - **S:** Commercial
 - **E:** Duplex
 - **W:** Duplex
- **Zoning:** R2 – Low-Density Residential
- **General Plan Designation:** Low Density Residential

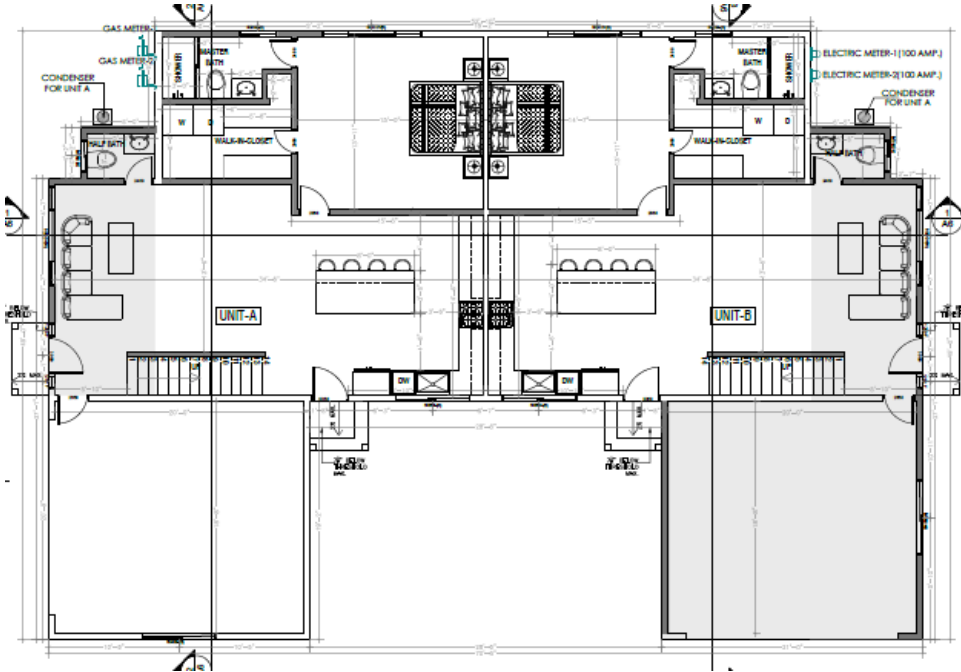




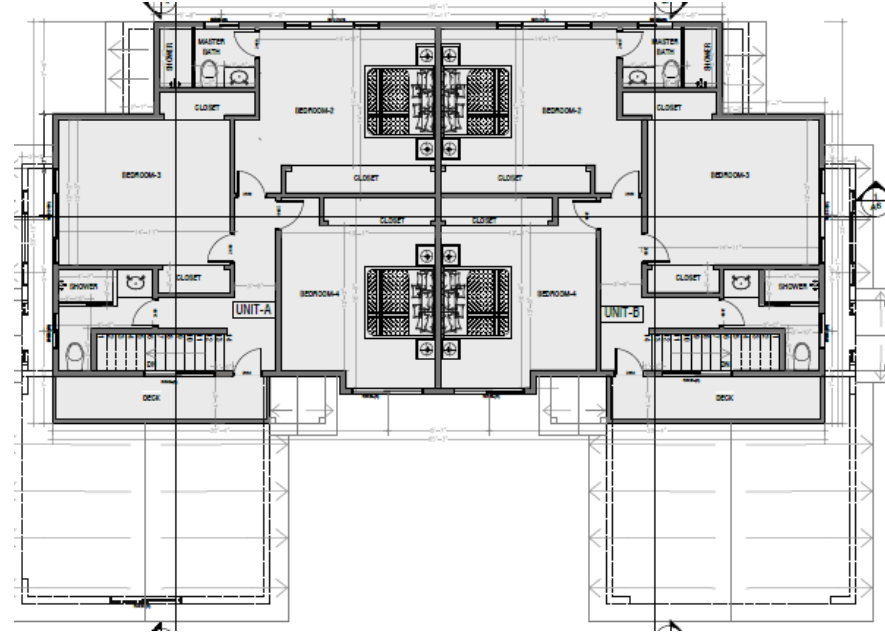


McKinley Drive

First Floor



Second Floor





Consistency with Design Guidelines

The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014), in that:

- The design of the entry feature is designed to be in human scale and proportionate to the elevation.
- The project proposes a second-story balcony facing McKinley Drive that meets the maximum 4-foot depth design guideline for second-story outdoor areas.
- The project proposes a 3-foot front and rear second-story stepbacks and 18-foot corner side second-story stepbacks..



CEQA Evaluation

- The project is found to be Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - Existing Facilities), in that the proposed project is a small addition to the existing duplex 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 a for a 395 square-foot first floor addition and 1,852 square-foot second floor addition to an existing one-story duplex residence resulting in two 2,331 square-foot two-story duplex units, located at 3245 McKinley Drive, subject to the findings and conditions of approval.



City of Santa Clara

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