



Development Review Hearing

**Item 8 : PLN25-00082
3513 Oxford Court**

May 14 , 2025

Alex Tellez , Assistant Planner



Request

- **Architectural Review** for the construction of a 137 square-foot first floor addition and internal reconfiguration of an existing single-family residence, resulting in a 3,170 square-foot five-bedroom and four-bathroom single-family residence with two-bedrooms with exterior access on a 10,454 square-foot lot
- Architectural Review approval through a Development Review Hearing required under Santa Clara City Code 18.120.020D.



Existing Site

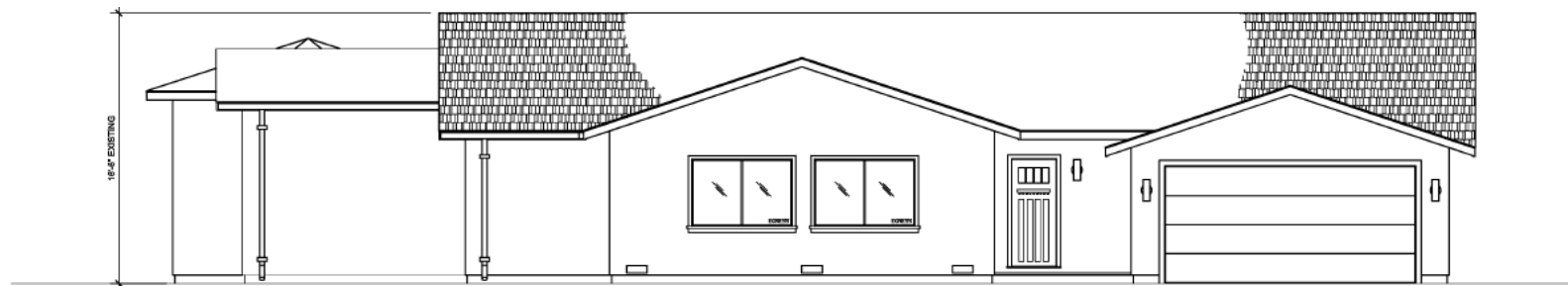
- **Acreage:** 0.24
- **Surrounding Uses:**
 - N: R1-6L (Single Family Residential)
 - S: R1-6L (Single Family Residential)
 - E: R1-6L (Single Family Residential)
 - W: R1-6L (Single Family Residential)
- **Zoning:** R1-6L (Single Family Residential)
- **General Plan Designation:** Very Low Density Residential



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EXISTING EAST ELEVATION (FRONT / STREET)

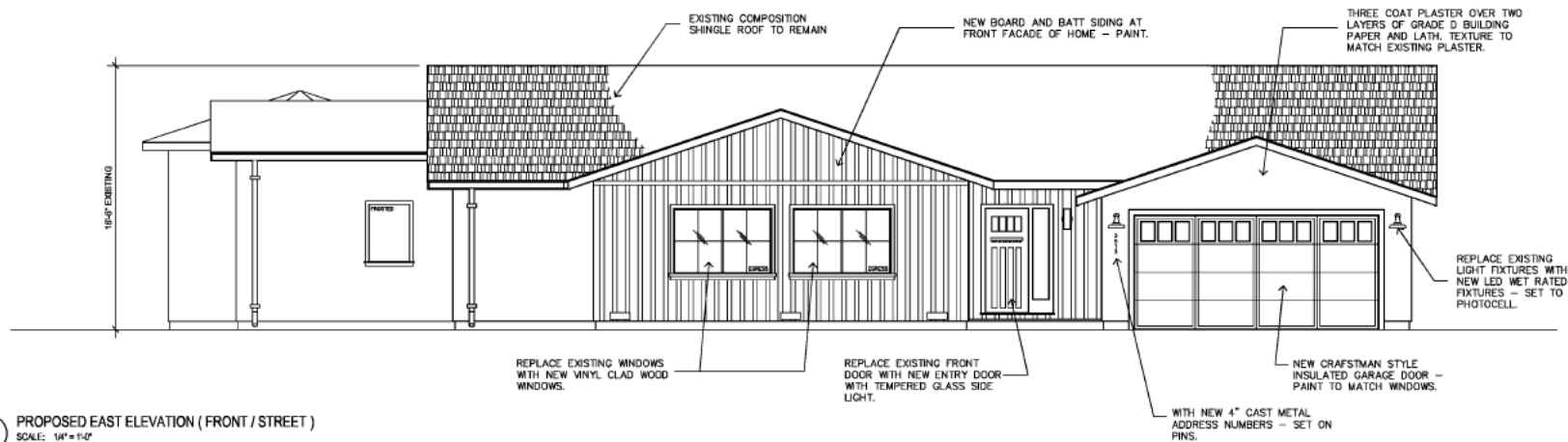
SCALE: 1/4" = 1'-0"



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PROPOSED EAST ELEVATION (FRONT / STREET)

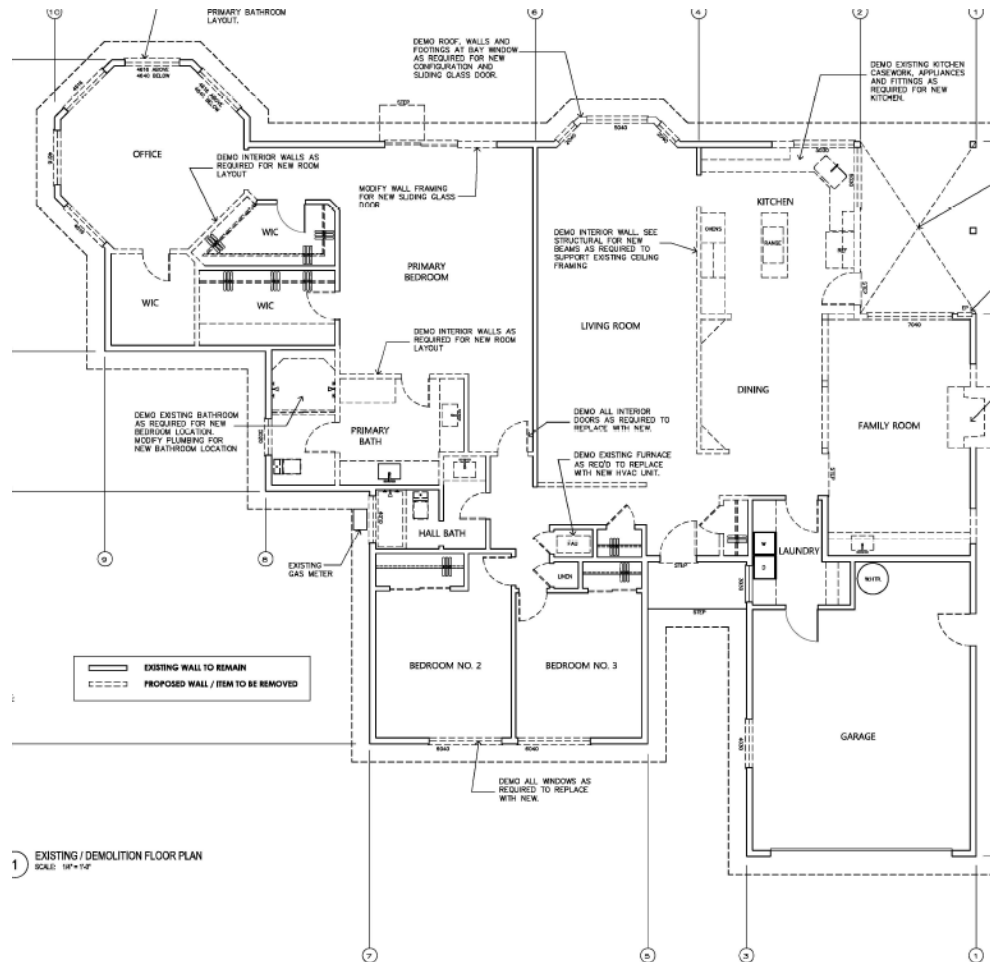
SCALE: 1/4" = 1'-0"





1. SLOPES OF THE CROWN DRAINAGE AREA FROM THE FOUNDATION SHALL MAINTAIN ALONG THE EXISTING FORMATION FOR A DISTANCE OF 10 FEET MINIMUM EXCEPT WHERE ADJACENT CONCRETE WALLS EXIST FOR THE CROWN DRAINAGE AREA.
2. ALL WORK SHOULD BE DISCLOSED TO AN ADEQUATE SLASH BUSH DIRECTED INTO LANDSCAPE AREA AND TO SLOPE STEEP FLOW TOWARD TUBULE.
3. FINAL SURFACES DRAINING DIRECTLY SHALL BE PLANNED AND BUILT SO AS TO DIRECT WATER AWAY FROM THE BUILDING AND FOUNDATIONS.
4. SLUGS GUT WATER TO FOUNDATIONS SHALL SLOPE AWAY FROM THE FOUNDATIONS.
5. AERIAL CONSTRUCTION METHODS TO BE CARRIED OUT DURING CONSTRUCTION AND BEFORE THE BUILDING IS COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES. EXISTING UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AND SHALL NOT BE LIMITED TO 30 FEET, POWER, WATER, SEWER, GAS, TELEPHONE, CABLE, ETC.
6. THE BUILDING SHALL HAVE THE ADEQUATE AND SLOPING NUMBER IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AS REQUIRED BY THE CITY OF CHICAGO.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY.
8. ALL CONSTRUCTION AND RELATED ACTIVITIES SHALL BE ALLOWED ONLY DURING THE HOURS OF 7:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. ANY VIOLATION OF THIS SCHEDULE OF WORK SHALL BE CONSIDERED A VIOLATION OF THE CITY OF CHICAGO ORDINANCES. NO CONSTRUCTION ACTS OR RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE AFORESAID HOURS OF WORK ON SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, 4TH OF JULY, LABOR DAY, CHRISTMAS DAY, AND NEW YEAR'S DAY.
9. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A CONSTRUCTION AND DEMOLITION RESCUE PLAN. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE NOISE REGULATIONS OF THE CITY OF CHICAGO.
10. NOISE REDUCTION MEASURES AS REQUIRED TO PREVENT EXCESSIVE NOISE DURING NIGHT AND WEEKEND OPERATION AT SITES OF CONSTRUCTION AS REQUIRED BY ORDINANCE.

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Consistency with Zoning Code

- Request still meets the definition of a Single-Family Dwelling:
 - Dwelling only has one kitchen, and rooms are accessible from the common areas.
- Request meets parking standard of two-covered parking spaces in addition has a driveway and on-street parking space in front of the property.
- Request meets all applicable single-family development standards.



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 request is to build a small addition to the rear of the existing structures and internal reconfiguration that will not impact the privacy of the neighbors.
- The roof and building materials work in conjunction with each other and maintain the existing architectural style of the building.
- High quality construction materials are being proposed to be use on site that will blend the home with the rest of the neighborhood.



CEQA Evaluation

- The project is found to be Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the request is on a project site less than five acres and served by all required utilities & public services.
 - The request (project) must meet all zoning and general plan standards to qualify for this exemption.



Recommendation

- **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), and
- **Approve** the Architectural for the construction of a 137 square-foot first floor addition to an existing single-family residence, resulting in a 3,170 square-foot five-bedroom and four-bathroom single family residence with two-bedrooms with exterior access at 3513 Oxford Court, subject to findings and conditions of approval.



City of Santa Clara

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