



# **Historical and Landmarks Commission**

**Item #: 2**

**1184 Washington Street**

**March 5, 2026**

**Tracy Tam, Associate Planner**



# Request

Significant Property Alteration / Architectural Review (PLN25-00524) for an approximately 481 square foot first floor addition and an approximately 233 square foot second floor addition to an existing two-story single-family residence for a property on the Historic Resource Inventory.



# Existing Site

- **Acreage:** 0.23 ac, 10,095 square feet
- **Surrounding Uses:**
  - N: Single-Family Residential (R1-6L)
  - S: R3
  - E: Single-Family Residential (R1-6L)
  - W: Single-Family Residential (R1-6L)
- **Zoning:** R1-6L
- **General Plan Designation:** Very Low Density Residential













## Consistency with Zoning Code

- Required second-floor side interior setback: **10 feet**
- Proposed second-floor side interior setback: **8 feet 7 inches**
- Minor Modification requested to allow the reduced setback



## **Consistency with Design Guidelines**

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

- The Guidelines recommend that second-floor area not exceed approximately 66% of the first-floor area
- The proposed second-floor area is approximately 70% of the first-floor area
- Staff recommends a Condition of Approval requiring a reduction in second-floor square footage



## **CEQA Evaluation**

- The project is found to be Categorical Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects) and Section 15331 (Historical Resource Restoration/Rehabilitation).



## **Recommendation**

Recommend that the Historical and Landmarks Commission find the proposed project located at 1184 Washington Street will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration / Architectural Review, subject to conditions and findings.



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