



# **City of Santa Clara**

**Historical and Landmarks  
Commission**

**February 6, 2025**

**4249 Cheeney Street**

**Public Hearing Item #5**

**PLN2019-13847**



# 4249 Cheeney Street

## Request

Review the proposed townhome project in accordance with the 200-foot referral policy in the Historic Preservation Ordinance (18.130.070) for neighborhood compatibility and consistency with the City's Design Guidelines and make a recommendation on the Architectural Review at the Development Review Hearing.



# 4249 Cheeney Street

## Process

### *Historical and Landmarks Commission and Development Review Hearing*

- **Architectural Review for the development of nine townhomes**

### *Planning Commission and City Council*

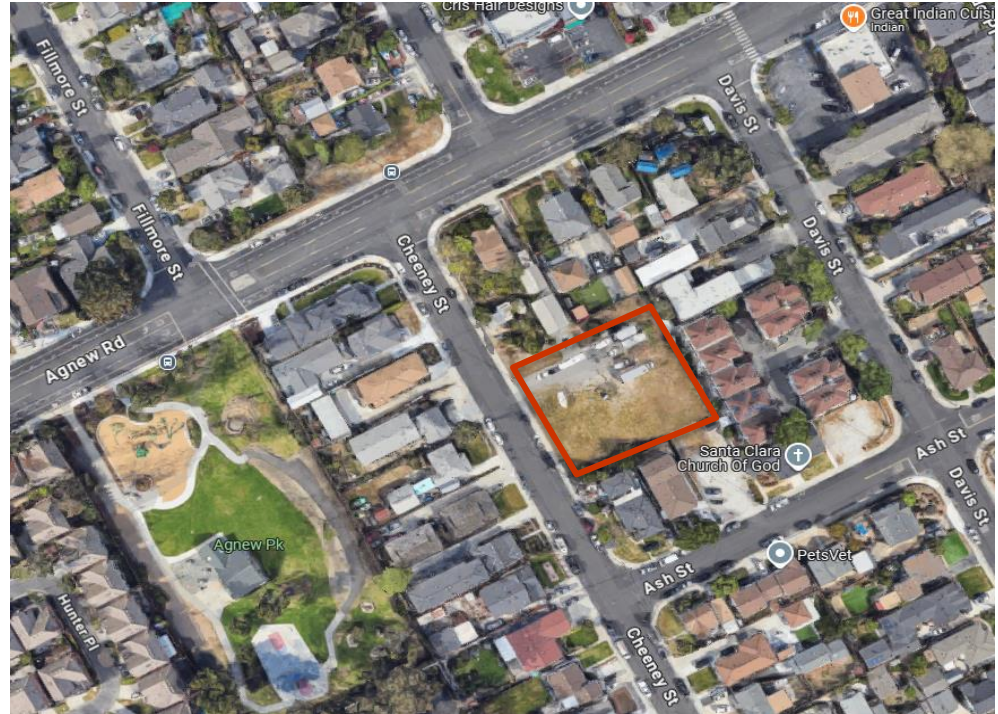
- **General Plan Amendment and Rezone**
- **Tentative Map for Condominium Purpose**



# 4249 Cheeney Street

## Existing Site

- 0.51- acre vacant site
- **Surrounding:** One- and Two-story single-family and multi-family residences
- **Current Zoning:** Single-Family (R1-6L)
- **Current General Plan Designation:** Very Low Density Residential







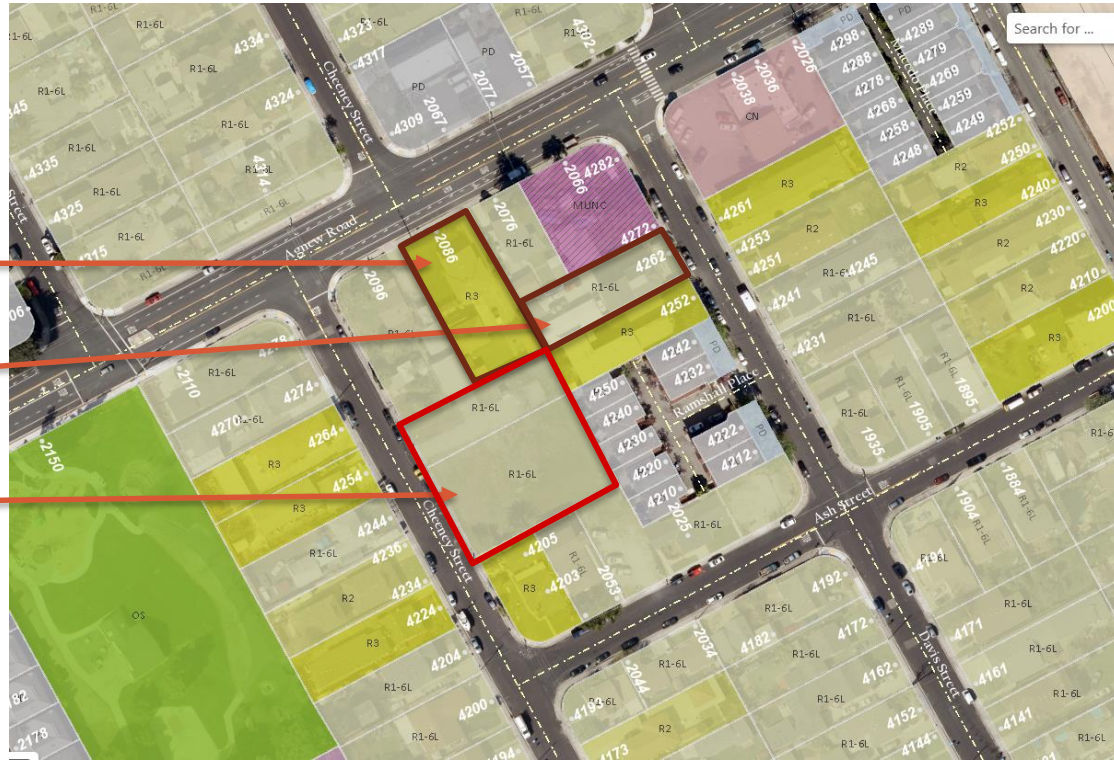
# 4249 Cheeney Street

## HRI Properties within 200 feet

2086 Agnew Rd. (HRI)

4262 Davis St. (HRI)

Project Site





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2086 Agnew Rd. (HRI)



4262 Davis St. (HRI)



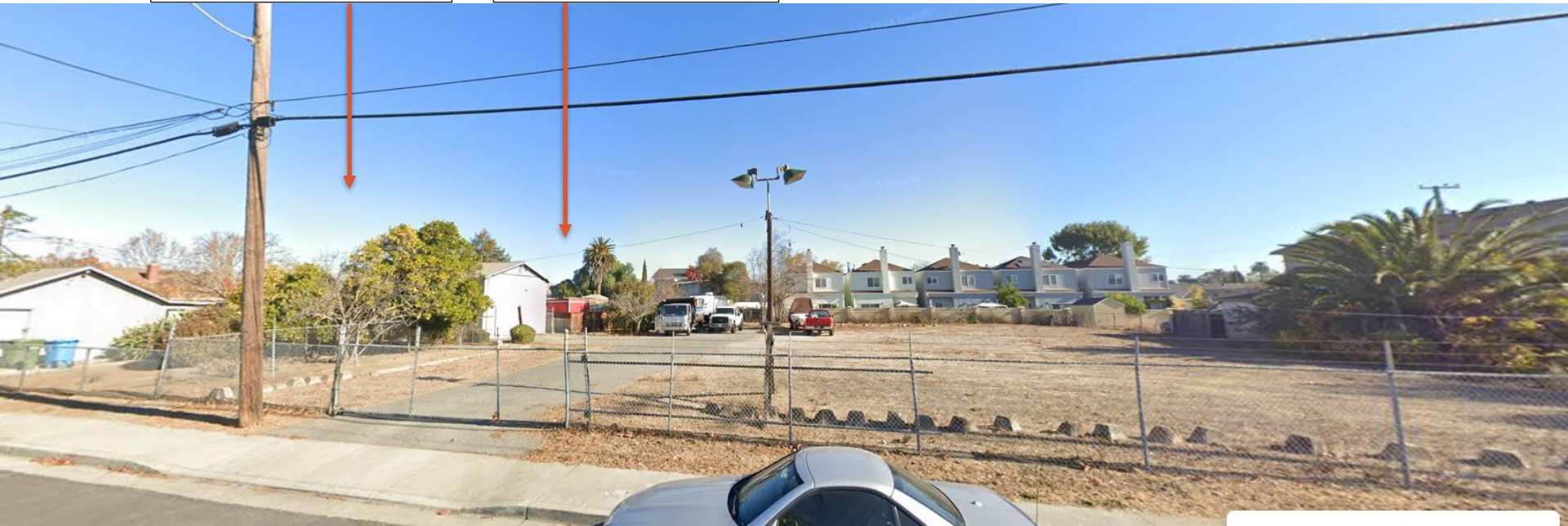


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4262 Davis St. (HRI)

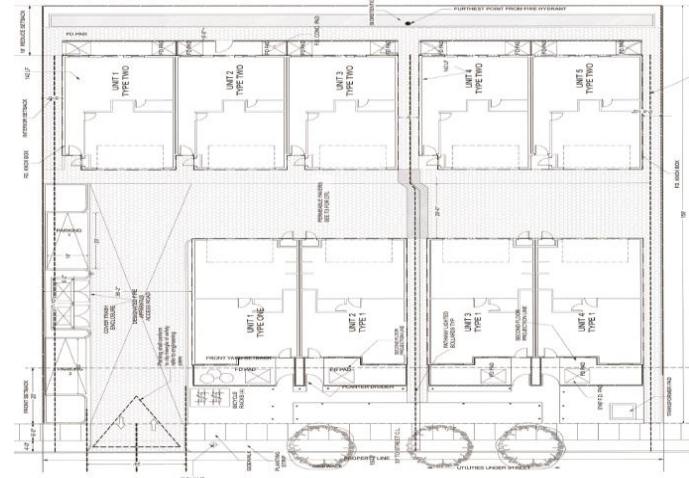




# 4249 Cheeney Street

## Proposed Project

- **Rezone and General Plan Amendment** to construct nine two-story detached single-family homes.
- **Tentative Tract Map** for condominium purposes.
- **Architectural Review** of the residential development and associated on- and off-site improvements.







# 4249 Cheeney Street

## Historical Evaluation

- Evaluation prepared by TreanorHL studied potential impacts of the project on the adjacent resource at 2086 Agnew Road.
- Evaluation finds that the proposed project is consistent with standards #9 and #10 of the Secretary of Interior's Standards for Rehabilitation.
  - No alteration to immediate surrounding neighborhood and the design is compatible in scale and density as the immediate neighborhood.
  - Project design can be distinguished from the historical resource.
- The Evaluation's conclusion would apply to 4262 Davis Street HRI property.
- Both historical structures are 90 feet away from the nearest townhome.



# 4249 Cheeney Street

## Neighborhood Compatibility

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

- The proposed second-floor windows are oriented towards the front and rear.
- The project proposes a hip roofed style second story which reduces the overall bulk and appearance of the second story.
- The architectural style and design of the proposed addition are true to the architectural form of the existing residence and for the neighborhood.



# 4249 Cheeney Street

## Recommendation

That the Historical and Landmarks Commission find that the proposed development at 4249 Cheeney Street will not destroy or have a significant adverse effect on the integrity of the HRI properties within 200 feet at 2086 Agnew Road and 4262 Davis Street; and

That the Historical and Landmarks Commission find that the demolition and proposed residences are compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.





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