



Planning Commission

**Item # : 2
1341 Homestead Road**

June 10, 2026

Daniel Sobczak, Associate Planner



Request

- Rezone to Remove the Historic Combining District from 1341 Homestead Road to be zoned solely Downtown (DT) (906 Monroe Street to remain Downtown (DT) / Historic Combining District (HT)).



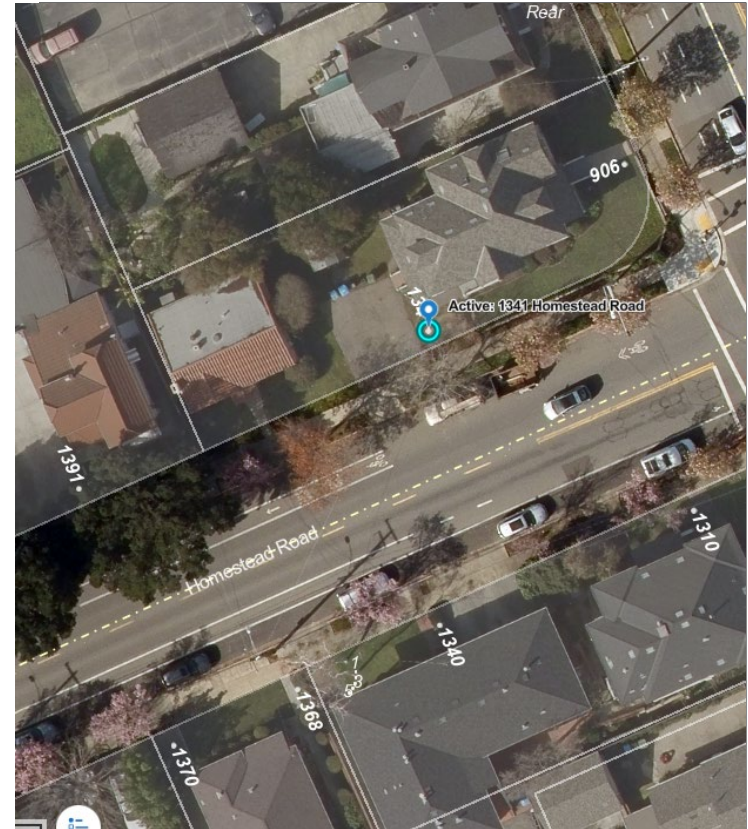
Process

- **Historical and Landmarks Commission**
 - Review and recommend the rezoning of 1341 Homestead Road to remove HT – Historic Combining District
 - A recommendation to approve the rezone was made on April 2, 2026
- **Planning Commission**
 - Review and recommend the rezoning of 1341 Homestead Road to remove HT – Historic Combining District
- **City Council**
 - Review the rezoning of 1341 Homestead Road to remove HT – Historic Combining District
 - Review the tentative map subdivision of 1341 Homestead Road and 906 Monroe Street



Existing Site

- **Acreage: .18**
- **Surrounding Uses:**
 - **N: Residential**
 - **S: Residential**
 - **E: Commercial**
 - **W: Residential**
- **Zoning: DT - HT**
- **General Plan Designation: Downtown Core**





1341 Homestead

- Historical and Landmarks Commission
 - Not listed as a Historic Resource
 - About 900 sqft
 - Originally zoned OG then zoned R2/HT





906 Monroe

- Historical and Landmarks Commission
 - Mills Act Contract approved in 1998 and dissolved in 2026
 - An HRI property built in 1890
 - Stick/East Lake Victorian
 - Minor modifications since construction
 - Enclosed rear porch and side entry added
 - Unknown builder / architect
 - Originally zoned OG then zoned R2/HT





Current Zoning





Proposed Zoning





CEQA Evaluation

- The Rezoning action being considered is consistent with the previously adopted Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) that was approved for the Downtown Precise Plan at the December 5, 2023, City Council meeting in accordance with the California Environmental Quality Act (CEQA) and no addendum is required.



Recommendation

- 1) Recommend that the City Council determine the project to be consistent with the Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) that the City Council adopted for the Downtown Precise Plan on December 5, 2023, in accordance with the California Environmental Quality Act (CEQA).

- 2) Recommend the City Council approve a Rezoning to remove the Historic Combining District from 1341 Homestead Road (906 Monroe Street to remain in Historic Combining District)



City of Santa Clara

The Center of What's Possible

