



Development Review Hearing

**Item # 4:
3015 Machado Avenue**

**August 20, 2025
Summer Foss, Assistant Planner**



Request

Architectural Review for a 555 square foot rear and side expansion to the existing house, new 435 square foot garage replacing the existing carport, and a new front entry feature oriented toward Monroe Street.



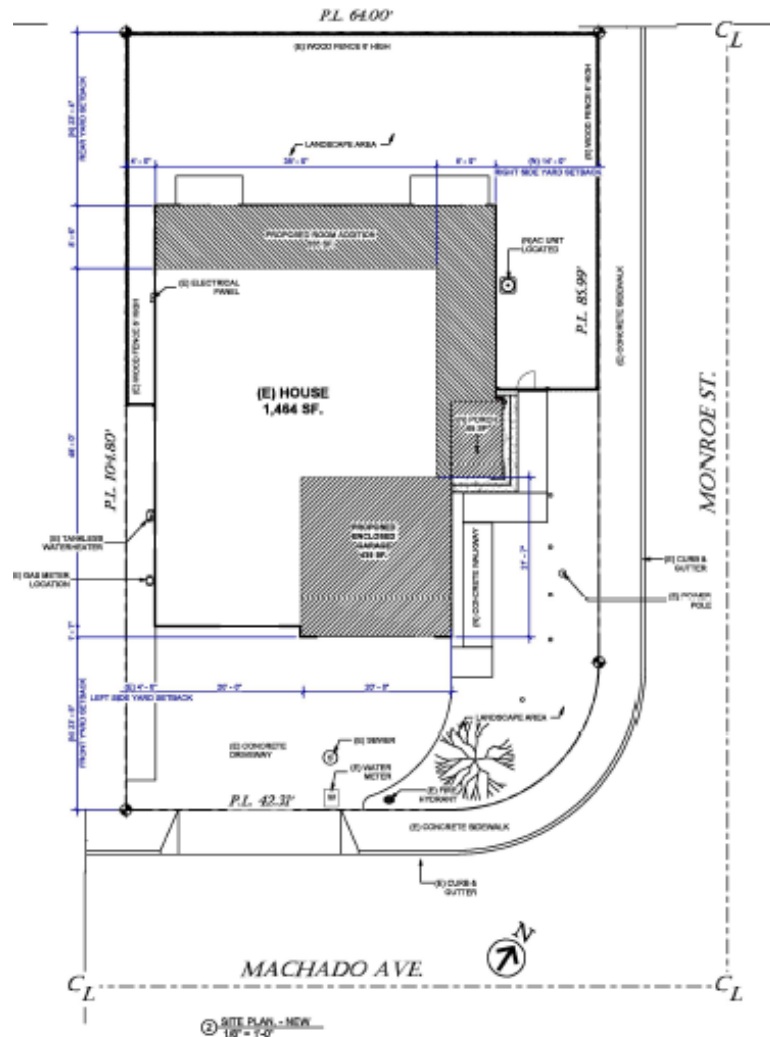
Existing Site

- **Lot Size:** 6,623 Square Feet
- **Surrounding Uses:**
 - **N:** Single Family
 - **S:** Single Family
 - **E:** Single Family
 - **W:** Single Family
- **Zoning:** R1-6L – Single Family
- **General Plan Designation:** Very Low Density Residential

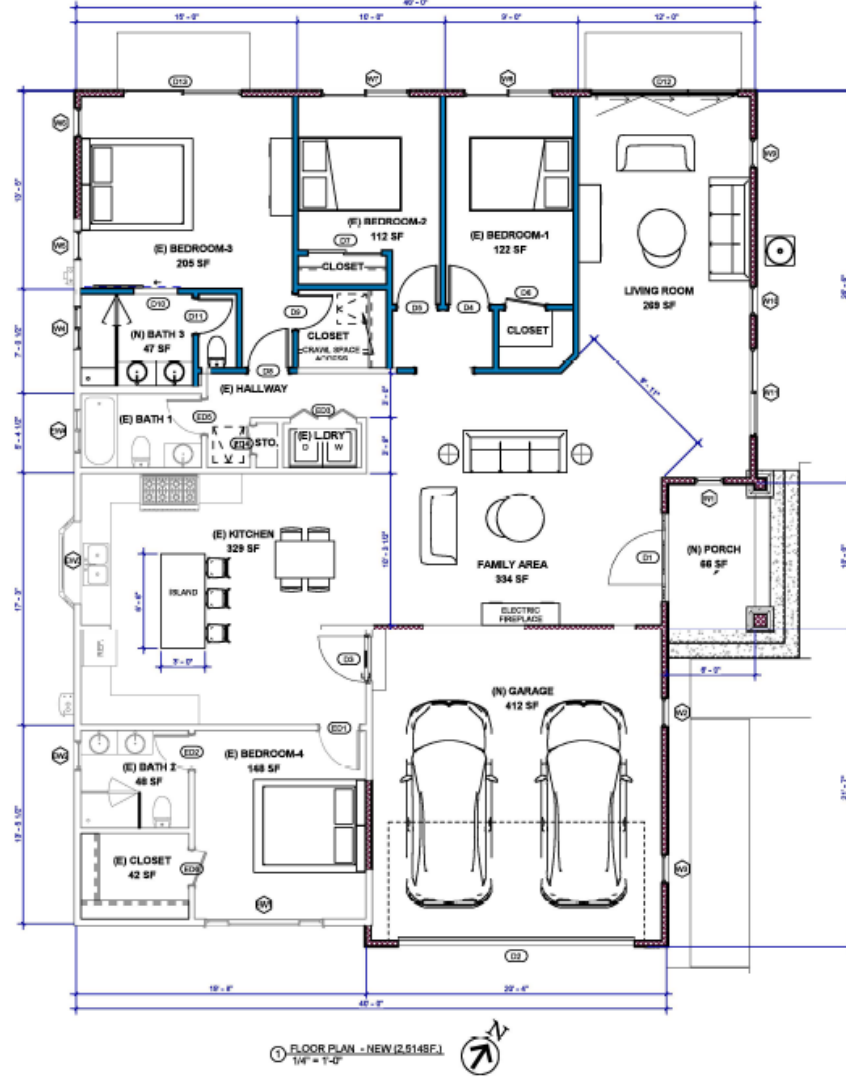




Site Plan



Floor Plan





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 front of the house is oriented toward Monroe Street, with the architectural design emphasizing the prominent entry feature facing the street.
- The architectural features of the proposed design include stucco siding, prominent front entryway, and hip-style roof, which are common to the material and form along Machado Avenue.



CEQA Evaluation

- The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), in that the proposed project is for the construction of a new single-family residence on a vacant lot, which meets Class 3 exemption requirements.



Recommendation

- **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and
- **Approve** the Architectural Review for a 555 Square Foot First Floor Addition to an Existing One-Story Residence and the Enclosure and Expansion of the Existing Carport to Create a New 435 Square Foot Two-Car Garage, Resulting in a 2,454 Square Foot Residence With Four Bedrooms Located at 3015 Machado Avenue, subject to the findings and conditions of approval.



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