



Development Review Hearing

**Item 3:
706 Giannini Avenue**

February 11, 2026

Meha Patel, Associate Planner



Request

- Architectural Review for a 104 square-foot first floor addition and 746 square-foot second floor addition to an existing one-story residence resulting in a 3,439 square-foot two-story residence, located at 706 Giannini Drive
- Per the Santa Clara City Code 18.120.020.D.1.d, the request requires Architectural Review approval through a Development Review Hearing for the second story addition.



Existing Site

- **Lot Size:** 12,466 square feet
- **Surrounding Uses:**
 - **N:** Public/Quasi-Public
 - **S:** Single-Family
 - **E:** Single-Family
 - **W:** Creek/ Public/Quasi-Public
- **Zoning:** R1-6L
- **General Plan Designation:** Very Low Density Residential







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 proposed second-story addition is located to the north of the site, adjacent to Kaiser Permanente, minimizing privacy and massing impacts on the neighbors.
- The design of the entry feature is designed to be in human scale and proportionate to the elevation.
- The proposed roof design continues the gable and cross-gable roof design to be consistent with the existing residence.



CEQA Evaluation

- The project is found to be Categorical Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 - Infill, in that the project involves an addition.



Recommendation

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – Infill; and **approve** the Architectural Review for a 104 square-foot first floor addition and 746 square-foot second floor addition to an existing one-story residence resulting in a 3,439 square-foot two-story residence, located at 706 Giannini Drive, subject to the findings and conditions of approval.



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