



Agenda Report

25-823

Agenda Date: 8/7/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

PUBLIC HEARING: Recommendation on the Significant Property Alteration / Architectural Review (PLN25-00300) for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street.

File No.: PLN25-00300
Location: 4120 Bassett Street, a 7,504 Square Foot Lot Located about 50 Feet North from the Corner of Beech Street and Bassett Street
Applicant: Otoniel Rojas Campos
Owner(s): Jeffery Jaurigui
Request: **Significant Property Alteration** for a Proposed 411 square foot addition, 526 square foot attic addition/remodel, interior remodel, and conversion/addition to existing basement to create an 818 square foot Accessory Dwelling Unit (ADU), to create a four-bedroom, three-bathroom residence with a 401 square foot detached garage and Accessory Dwelling Unit (ADU) for a property on the City's Historic Resource Inventory (HRI).

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences and five other Historic Resource Inventory (HRI) properties on the block. See Vicinity Map in Attachment 1.
- The property is listed on the City's HRI and was constructed in 1905. The site includes an existing single-family residence, partial subgrade basement with unconditioned space, and a 401 square-foot detached garage at the rear of the residence.
- The project proposes to expand and convert the basement into an accessory dwelling unit (ADU); remodel and expand the main floor at the rear of the structure; remodel and expand the attic living area; demolish the non-historic rear patio and stairway to construct a more appropriate outdoor deck; and replace the concrete front stairs with wood stairs to compliment the home's architecture.
- A similar request was originally heard at the Historical and Landmarks Commission (HLC) on May 17, 2023, and the project was approved unanimously. Due to unforeseen economic and personal circumstances, the project was unable to commence prior to the two-year expiration of the approval. The applicant reapplied for approval with the same development plans and intends to start the project when/if approvals are granted.
- The project is before the HLC in accordance with Historic Preservation Ordinance (Santa Clara City Code 18.130.050), which requires any project determined to be considered a major alteration to an HRI property, shall first receive a recommendation from the HLC.
- The proposed project is the combination of restoration and rehabilitation of a historic residence involving interior and exterior alterations and new construction to provide additional living area and functional use of the home. The project retains the historic residential use of the property. Currently both the attic area and the basement area are unconditioned space. The applicant will make both the basement and attic into conditioned space; however, the attic is does not have the ceiling clearance

(seven feet per California Building Code) to be considered habitable space.

- The proposed rear living area additions, attic roof plane extension, and dormers are distinct from the original structure and are compatible with the size, scale, and massing of the historic architecture.
- The project includes some removal and relocation of existing windows, material salvaging, a new angled bay window on the southside, a new stairwell entry to the ADU, and new attic dormers.
- A Historic Resources Design Review and a Department of Parks and Recreation (DPR) Form 523 were completed by Lorie Garcia of Beyond Buildings. The purpose of the review was to evaluate whether the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation. The analysis concludes that the project at 4120 Bassett Street appears to support an efficient contemporary use while preserving the character-defining features of the historic Neoclassical Rowhouse.
 - The project includes a detailed historic preservation treatment plan included in the development plans to guide the owner and contractor in the proper techniques of construction of the addition and alterations, consistent with the Secretary of the Interior Standards for Rehabilitation.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.130.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Significant Property Alteration approval requires the following findings consistent with City Code Section 18.130.050(D):

- 1) *The alterations shall be designed to the essential character, features, and defining elements that make the Historic Resource Inventory property significant, in that:*
 - The attic addition is proposed at a height lower than the ridge of existing roofline and includes a rear facing dormer with gable roof end and double hung windows, and composition shingle roof to match existing.
 - The additions, such as the angled bay window on the southside elevation, are compatible with Neoclassical Rowhouse architecture
- 2) *The project proposal shall not have a significant adverse effect on the integrity of the Historic Resource Inventory property, in that:*
 - The proposal includes selective removal and relocation of existing windows, removal and salvage of the original siding and trim for reuse elsewhere, addition of an angled bay window on the main floor of the south/side elevation, and installation of new and preserved double hung windows across the building elevations.
 - The proposed rear entranceway and stairs are proposed along the rear elevation and would not be visible from the street frontage nor impact the historic integrity of the original building architecture.
- 3) *The alterations must be compatible with the existing structure or district, in that:*
 - Demolition of the exiting concrete stairs at the front of the home and construction of new terraced stoops in proportion to the original stairs are proposed using the exterior lap siding salvaged during construction of the rear additions and the angled bay window
 - The proposed changes to the residence would maintain the historic residences' Neoclassical Rowhouse architecture.
- 4) *The alterations must be consistent with the Secretary of the Interior's Treatment Standards, in that:*
 - The project plans include a detailed historic preservation treatment plan on Sheet HP1.0 of the Development Plan (Attachment 4) to guide the property owner and contractor in the proper techniques for construction of the addition and alterations according to the Secretary of Interior Standards for Rehabilitation.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Exemption Sections 15301(e)(2)-Existing Facilities and 15331-Historical Resource Restoration / Rehabilitation, in that the project involves an addition and renovations of a historic single-family residence.

PUBLIC CONTACT

Public contact was made by posting the Historical and Landmarks Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on July 24, 2025. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 4120 Bassett 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.

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department

Reviewed by: Rebecca Bustos, Principal Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans
5. Historic Resources Design Review and DBPR
6. 5.17.2023 HLC Meeting Minutes
7. 5.17.2023 HLC Staff Report