



Development Review Hearing

**Item #9 :
2693 Toledo Avenue**

June 17, 2026

Alex Tellez, Associate Planner



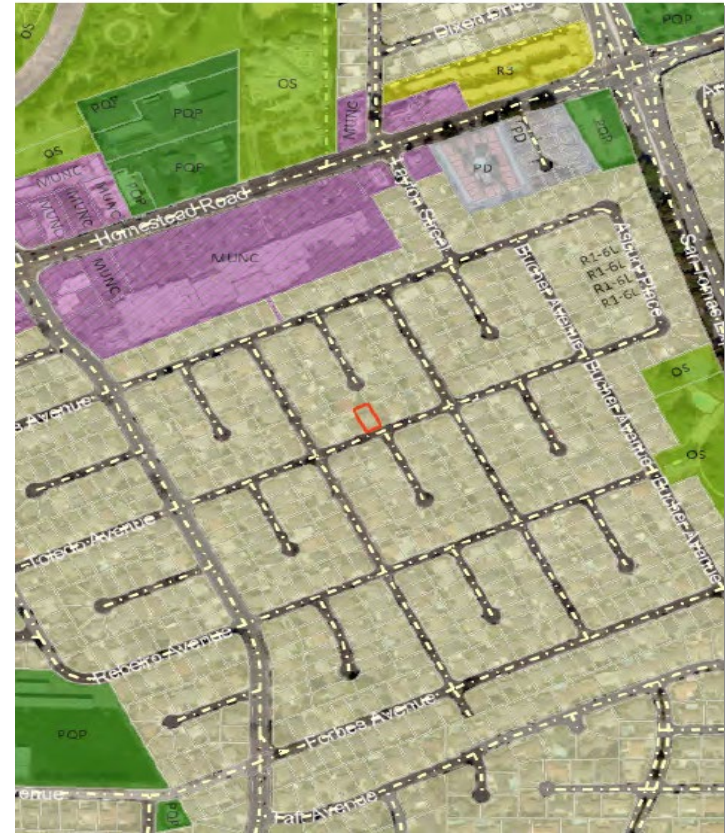
Request

- **Architectural Review** for the construction of a 117 square foot first-floor addition and a 957 square foot second-floor addition to an existing 1,749.5 square foot single-story residence with an attached two-car garage.
- The request to built a new second-story element in an existing single-story residence requires approval through a Development Review Hearing under Santa Clara City Code 18.120.020.D.1



Existing Site

- **Acreage: 0.12 (5,338 SF)**
- **Surrounding Uses:**
 - **N: Single-Family Residential (R1-6L)**
 - **S: Single-Family Residential (R1-6L)**
 - **E: Single-Family Residential (R1-6L)**
 - **W: Single-Family Residential (R1-6L)**
- **Zoning: R1-6L**
- **General Plan Designation: Very Low Density Residential**



Rendering



Weathered Teak With Black Accents Exterior Slat Wall Paneling, Cladding, Siding for Outdoors
To replace brick wainscoting



Owens Corning Oakridge Onyx black Architectural Roof Shingles



white stucco



Hardie® Fiber Cement Siding



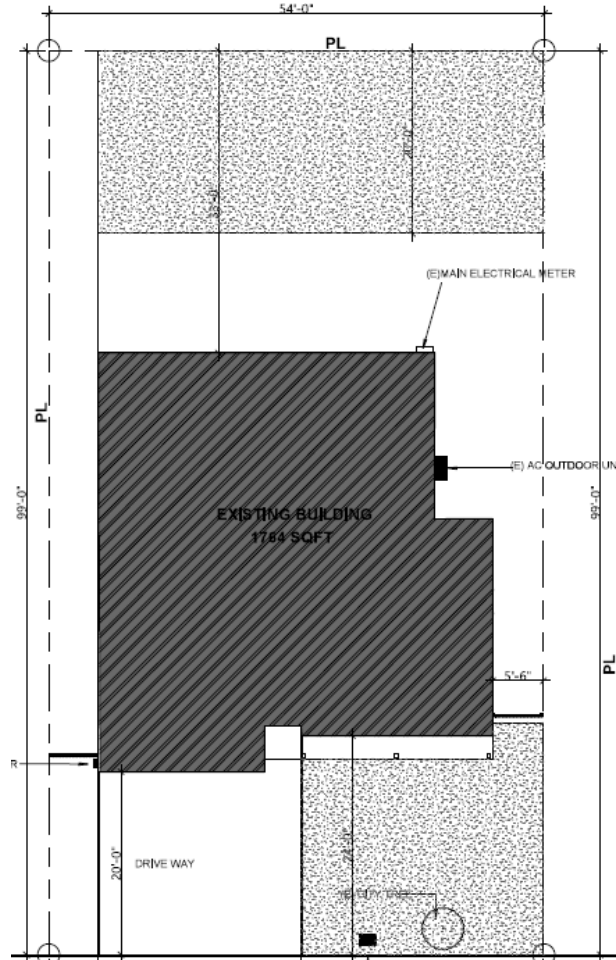
SHINGLE ROOF

SIDING

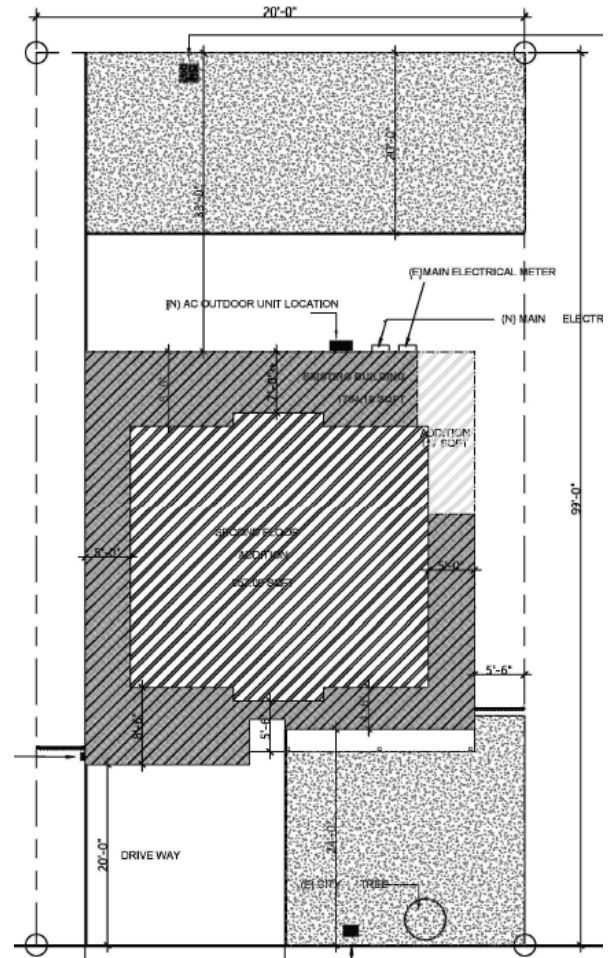
WHITE STUCCO

Wall Paneling

Site Plan

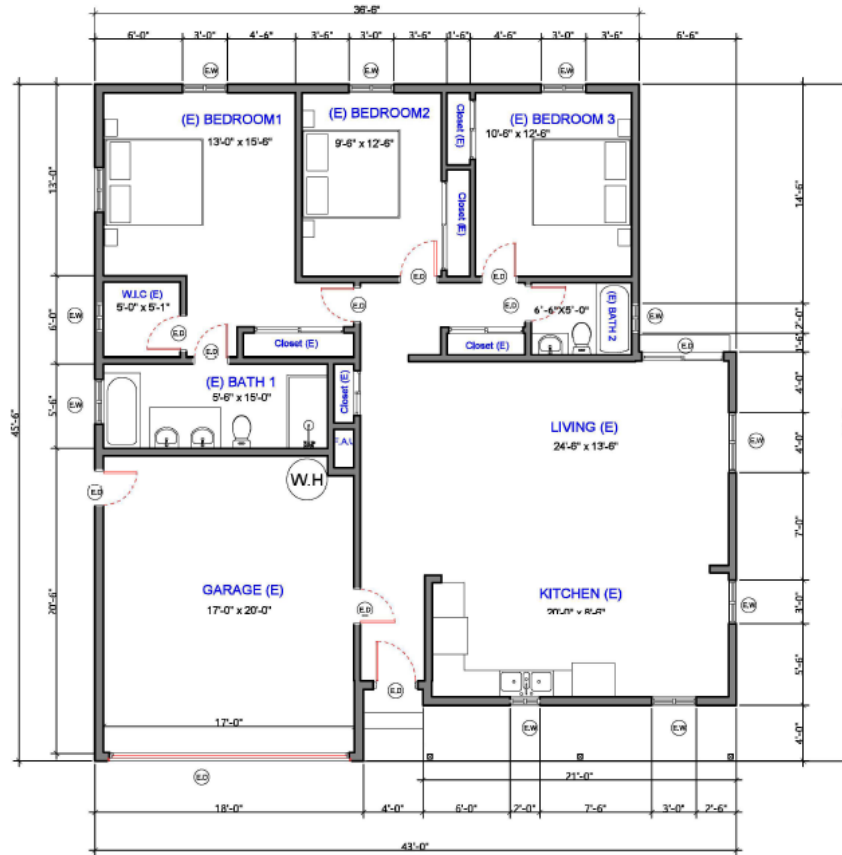


Existing



Proposed

Floor Plan



Existing



Consistency with Design Guidelines / Objective Standards

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

- Building height and bulk is appropriate relative to the neighborhood as the second story is incorporated into the roof form blending it with the predominately single-story structures in the neighborhood.
- The proposed architectural features of the structure are appropriate to the neighborhood as they are derived from architectural features found in other residences in the neighborhood.
- The roof materials, building materials, and finishes work in conjunction with one another, and are consistent with the architectural style of the building as they are typical materials used in modern farmhouse style residences.



Public Outreach

- An early notification notice was sent out on November 18, 2025, to 71 owners/ tenants within a 300-foot radius of the project site.
- Staff received one comment of support.



CEQA Evaluation

- The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.



Recommendation

- **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and
- **Approve** the Architectural Review for the construction of a 117 square foot first-floor addition and a 957 square foot second-floor addition to an existing 1,749.5 square foot single story residence with an attached two-car garage, subject to the conditions of approval.



City of Santa Clara

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