



# **Development Review Hearing**

**Item 3: PLN25-00242  
1252 Cabrillo Avenue**

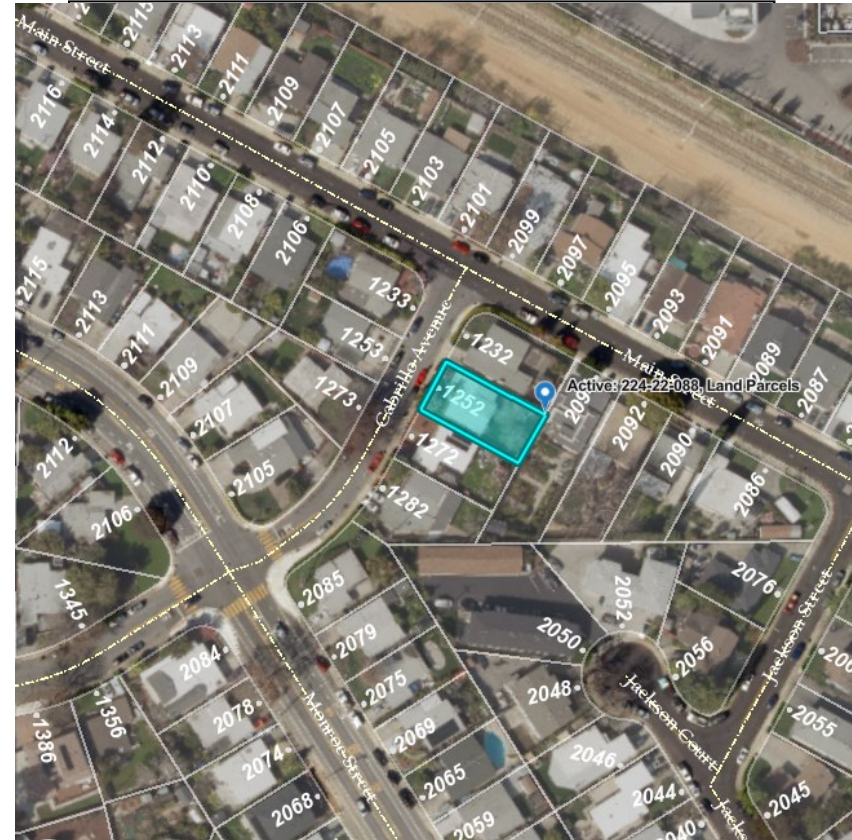
**September 17, 2025  
Summer Foss, Assistant Planner**



# Request

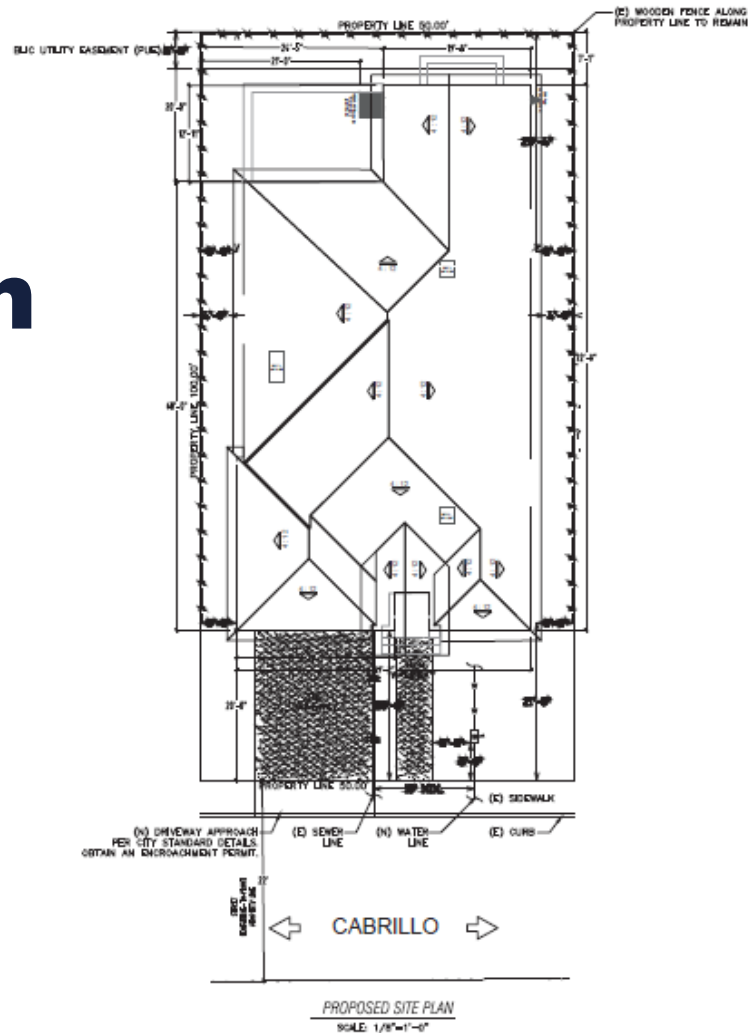
Architectural Review for the demolition of the existing 1,248 square foot single story residence and the construction of a new 1,809 square foot one-story residence.

- **Lot Size:** 5,000 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

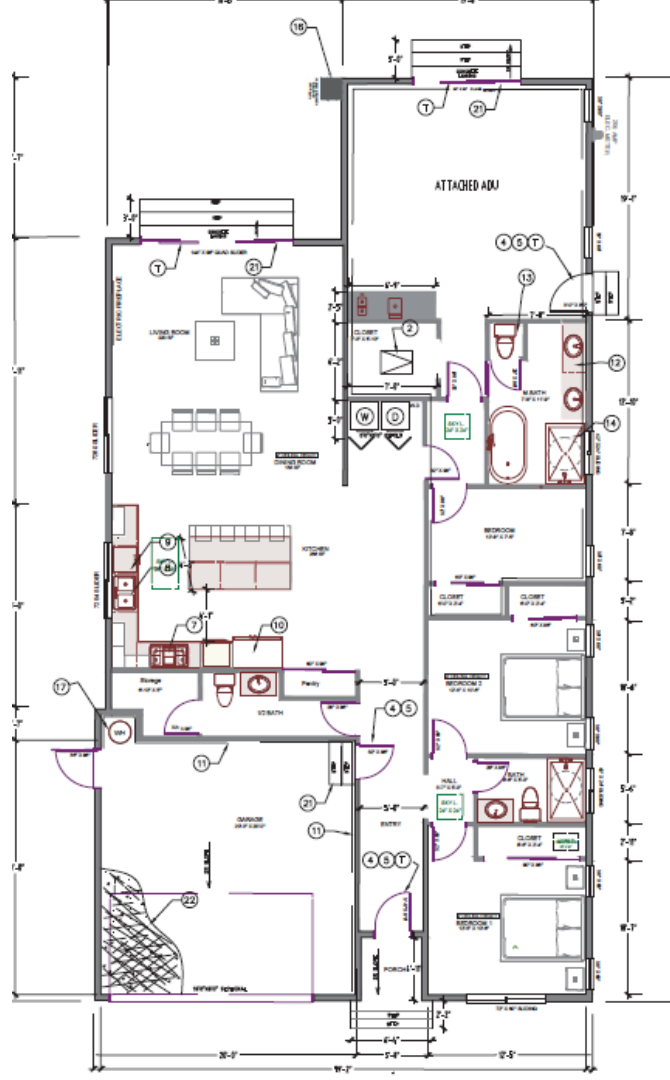




# Site Plan



# 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 towards the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.



## **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 (PLN25-00342) for the demolition of the existing 1,248 square foot single story house and the construction of a new 1,809 square foot single story residence, subject to the findings and conditions of approval.



# City of Santa Clara

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