



# **Development Review Hearing**

**Item # : 2  
472 Muriel Court**

**January 14, 2026  
Summer Foss, Assistant Planner**



# Request

**Architecture Review** for a 1,435 square-foot addition to an existing 1,971 square-foot single-story residence resulting in a 3,406 square-foot single-story residence.



# Existing Site

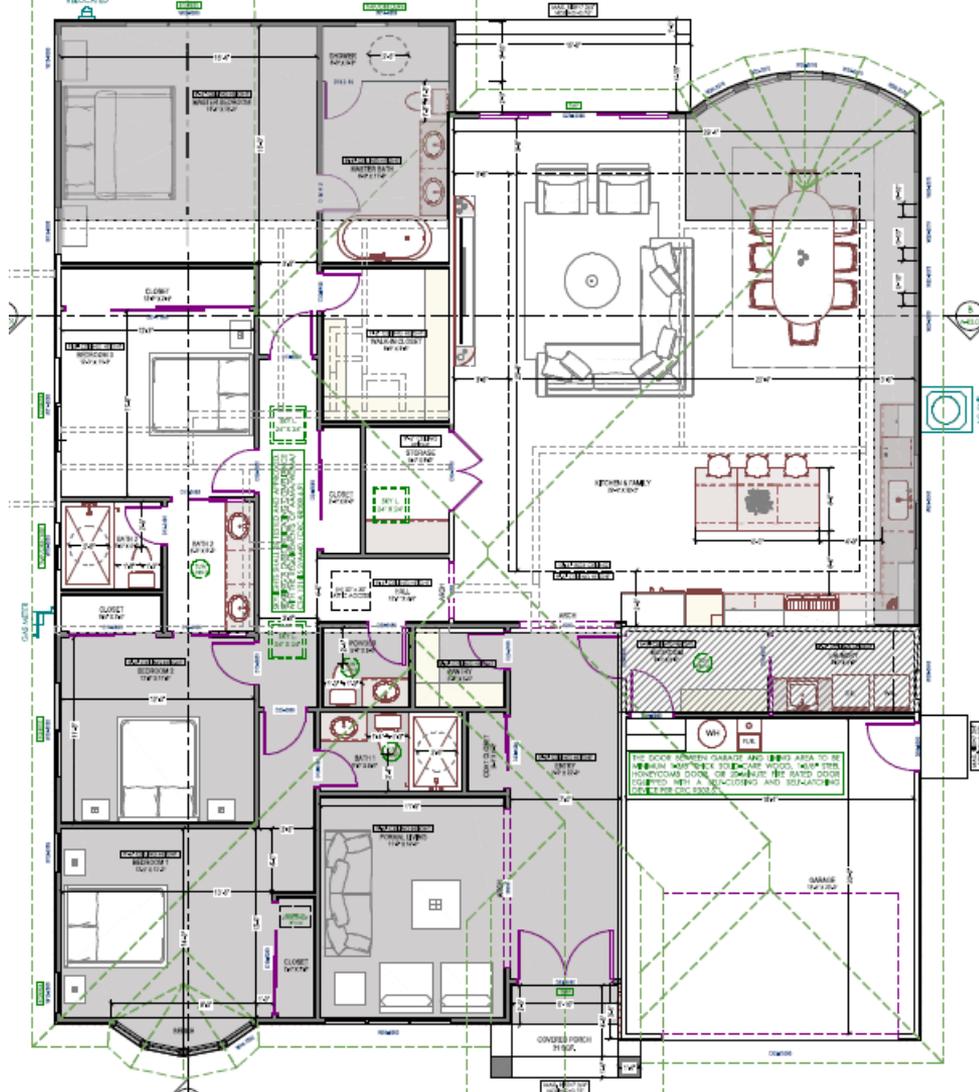
- **Lot Size:** 8,596 Square Feet
- **Surrounding Uses:**
  - N: R1-6L Single Family Residential
  - S: R1-6L Single Family Residential
  - E: R1-6L Single Family Residential
  - W: R1-6L Single Family Residential
- **Zoning:** R1-6L Single Family Residential
- **General Plan Designation:** Very Low Density Residential







# Floor Plan





# Consistency with Design Guidelines / Objective Standards

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

- The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent corner properties.



# CEQA Evaluation

The project is found to be Categorical Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section Guidelines Section 15301(e)(1) (Class 1 -- Existing Facilities), in that the project is a small addition to the existing single-family residence.



# Recommendation

**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - “Existing Facilities”), and

**Approve** the Architectural Review for a 1,435 square-foot addition to an existing 1,971 square-foot single-story residence resulting in a 3,406 single-story residence, located at 472 Muriel Court, subject to the findings and conditions of approval.



# City of Santa Clara

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