



Development Review Hearing

**Item 5: PLN25-00061
2475 Moraine Drive**

June 18, 2025

Alex Tellez, Assistant Planner



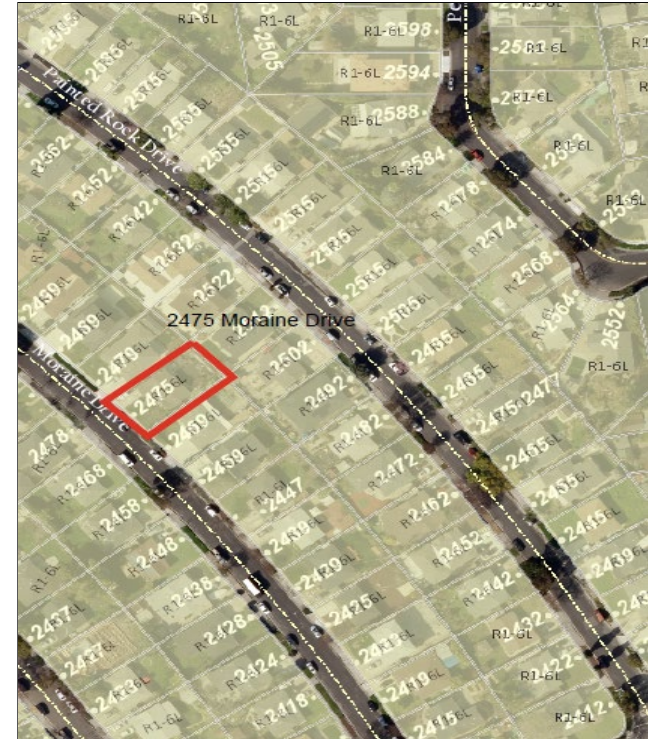
Request

- Architectural Review for the demolition of 50% of an existing residence to construct a 2,192 square-foot four bedroom and three-bathroom single-family residence with an attached two-car garage.
- Santa Clara City Code 18.120.020(E)(1) requires any proposal that demos more than 50% of the exterior walls of an existing structure to be approve through a Development Review Hearing



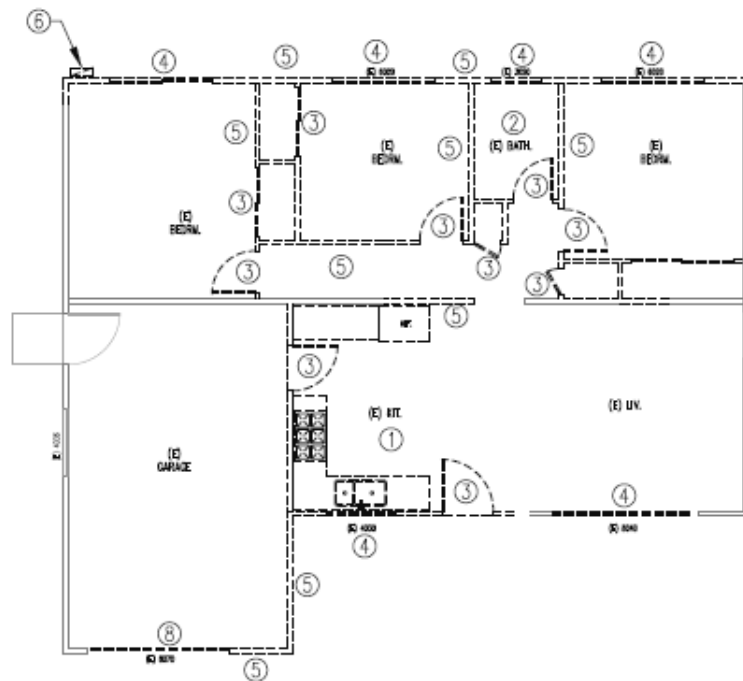
Existing Site

- **Acreage:** 0.11 Acre
- **Surrounding Uses:**
 - **N:** R1-6L (Single-Family Residence)
 - **S:** R1-6L (Single-Family Residence)
 - **E:** R1-6L (Single-Family Residence)
 - **W:** R1-6L (Single-Family Residence)
- **Zoning:** R1-6L (Single-Family Residence)
- **General Plan Designation:** Very Low Density Residential









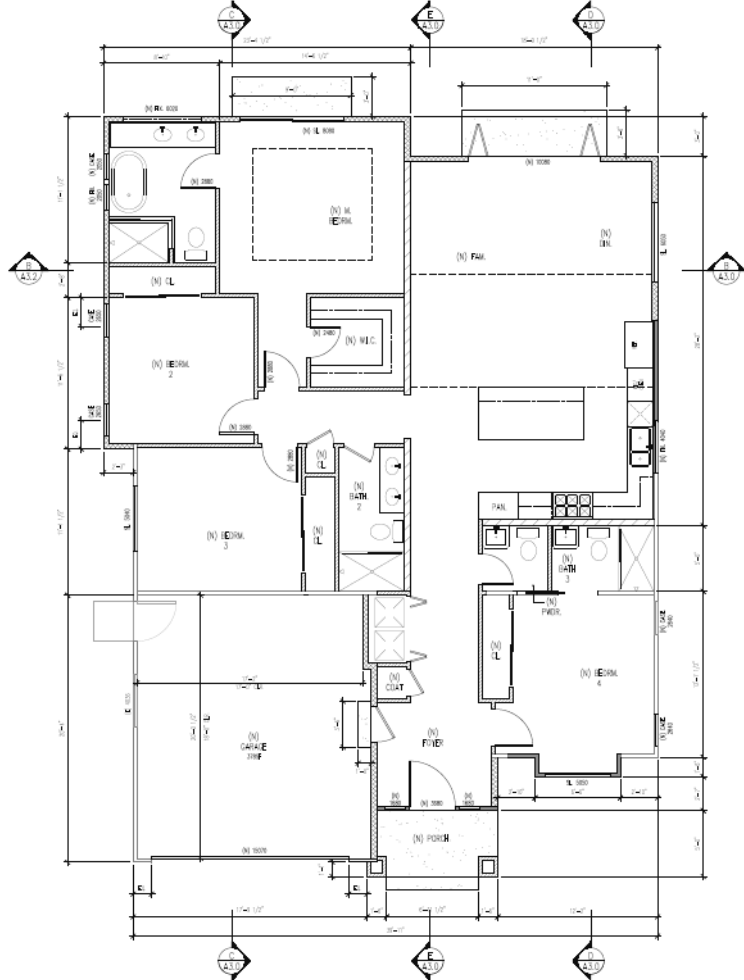
A

EXISTING/DEMOLITION PLAN



1/8" = 1'-0"





A PROPOSED 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:

- Building height and bulk is appropriate relative to the neighborhood.
- Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
- Roof materials, building materials, and finishes work in conjunction with one another and are consistent with the architectural style of the building.



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)
- **Approve** the Architectural Review for the demolition of 50% of an existing residence to construct a 2,192 square-foot four bedroom and three-bathroom single-family residence with an attached two car garage on a 5,498 square foot lot at 2475 Moraine Drive, subject to findings and conditions of approval.



City of Santa Clara

The Center of What's Possible

