



# **Development Review Hearing**

**Item # 2:  
4120 Bassett Street**

**September 17, 2025**

**Daniel Sobczak, Associate Planner**



# Request

**Major Significant Property Alteration (SPA) Permit and Architectural Review** for additions and renovations to a Historic Property involving the conversion and expansion of the existing basement to a one bedroom / one-bathroom accessory dwelling unit (ADU) and a 441 square foot main floor addition and attic conversion resulting in a three-bedroom and three-bathroom residence.



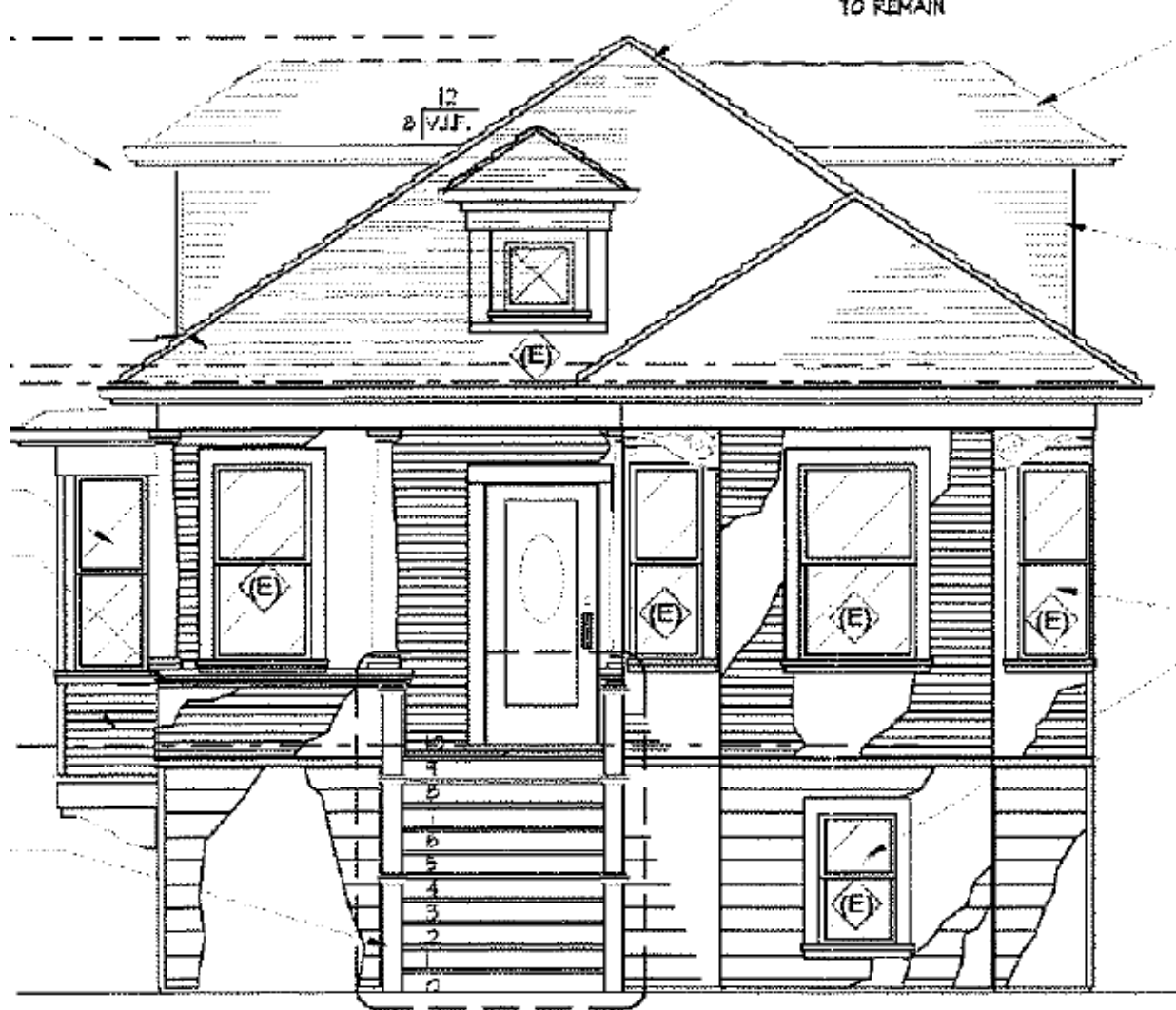
# Previous Action

## Historical Landmarks Commission

- August 7, 2025, HLC reviewed the project for the neighborhood compatibility and City's Design Guidelines.
- HLC made a recommendation to approve the architectural review of the project with a vote of 6-0-1, there was one absence at the meeting.

## Development Review Hearing

- Item was heard at the DRH Meeting on August 20, 2025. The item was continued to September 17, 2025 in order to incorporate public comment.







# 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 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.
- 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



# CEQA Evaluation

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.



# Recommendation

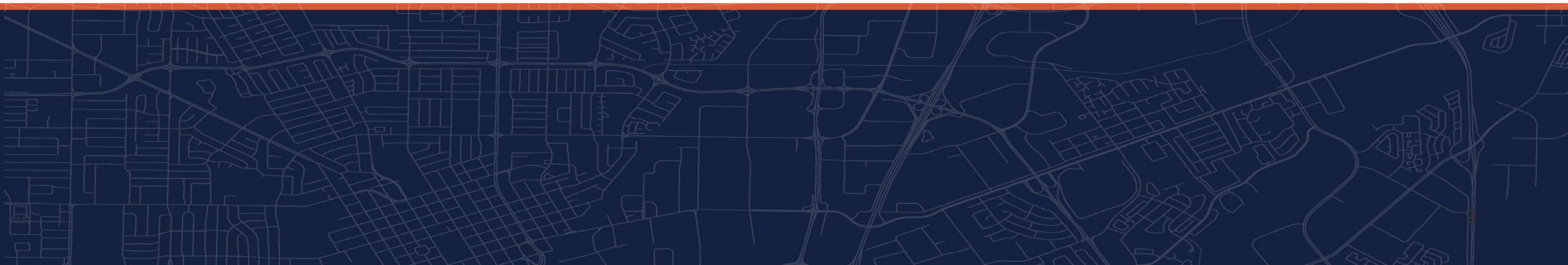
- **Determine** the project to be categorically exempt from CEQA per 15301(e)(2) and 15331
- **Approve** the Significant Property Alteration and Architectural Review for the project subject to findings and conditions of approval.





# City of Santa Clara

The Center of What's Possible

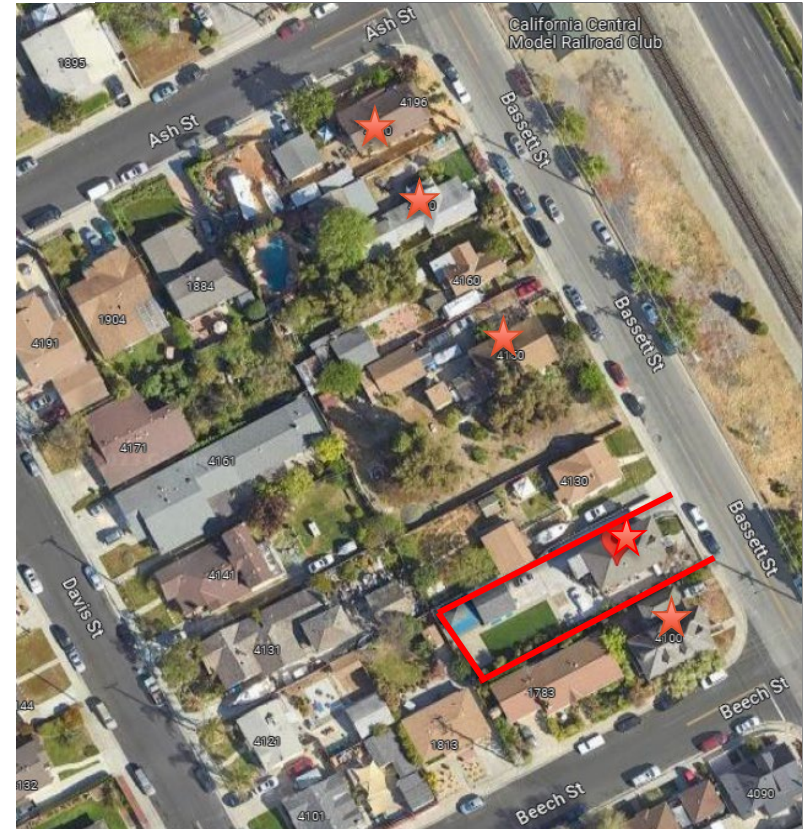


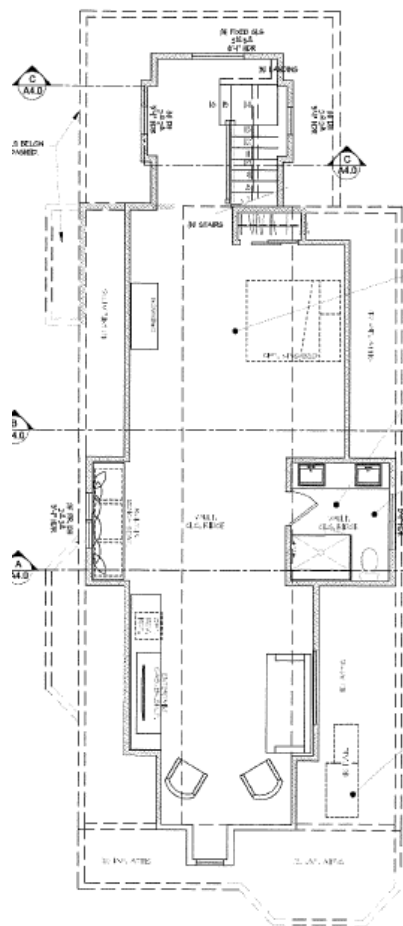


# Existing Site

- **Size:** 7,504 sqft
- **Surrounding Uses:**
  - N: Single Family
  - S: Single Family
  - E: Single Family
  - W: Single Family
- **Zoning:** R1-6L
- **General Plan Designation:** Very Low Density Residential

★ HRI Listed Properties





(N) ATTIC LOUNGE  
PLAN

SCALE: 1/4\"/>

2

(N) BASEMENT & D.U.

2812.2 SQ. FT.

1. IN 24 INTERIOR WALLS FINISH  
1. REPAIR OFF END. FIN. TO MATCH  
TO MATCH (2) PROVIDE IN  
BATH. WALL FINITION  
2. IN 1\"/>

3. IN 1\"/>

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(N) BASEMENT  
FLOOR PLAN

SCALE: 1/4\"/>

1

(N) ADJ. BEDRM.  
\* SEE TYP. PLAN NOTES  
SHT. A2.0

(N) ADJ. BATHRM  
\* SEE TYP. PLAN  
NOTES SHT. A2.0

(N) ADJ. KITCHEN  
\* SEE TYP.  
PLAN NOTES  
SHT. A2.0

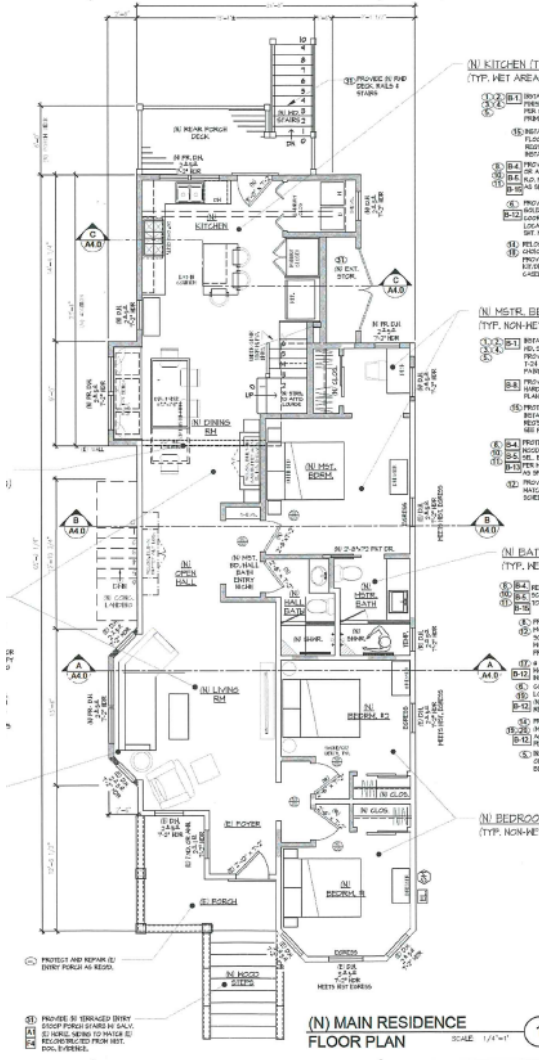
(N) ADJ. BATHRM  
\* SEE TYP. PLAN  
NOTES SHT. A2.0

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\* SEE TYP. PLAN  
NOTES SHT. A2.0

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\* SEE TYP. PLAN  
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\* SEE TYP. PLAN  
NOTES SHT. A2.0

(N) ADJ. BATHRM  
\* SEE TYP. PLAN  
NOTES SHT. A2.0



(N) MAIN RESIDENCE  
FLOOR PLAN

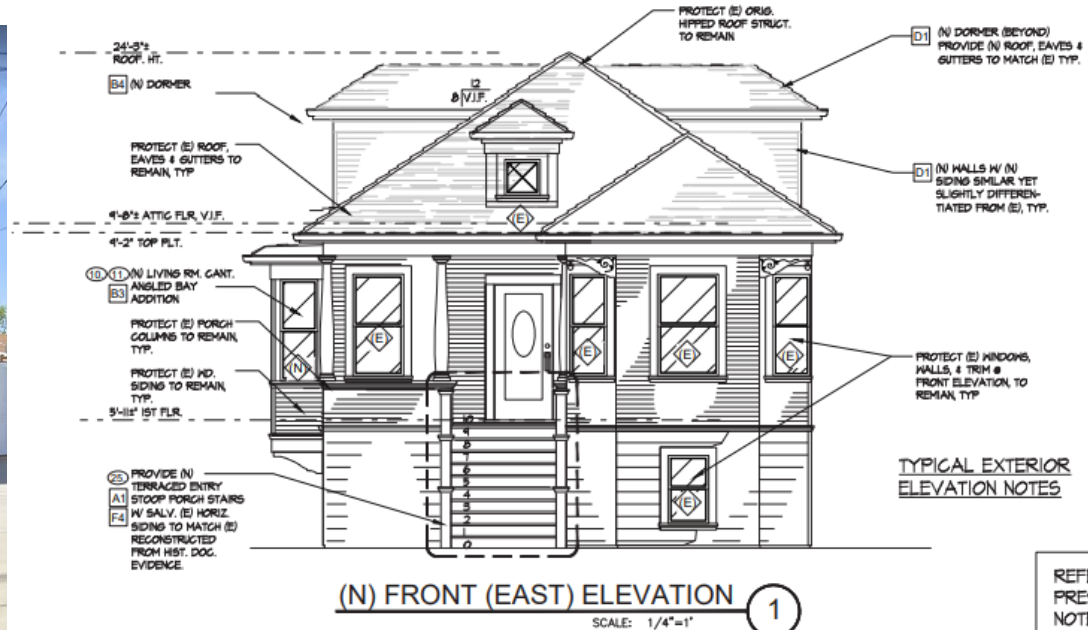
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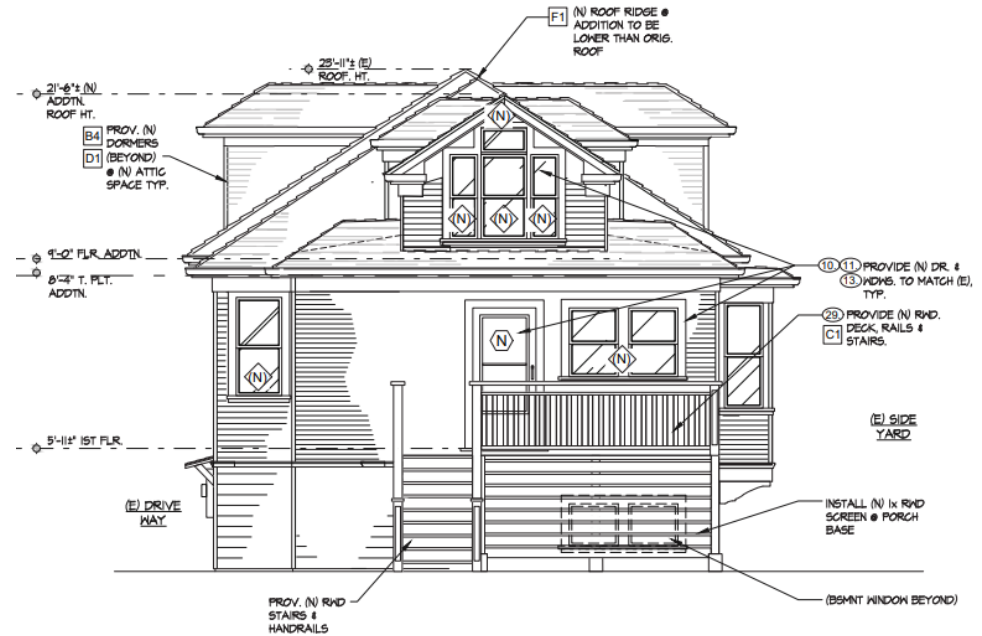
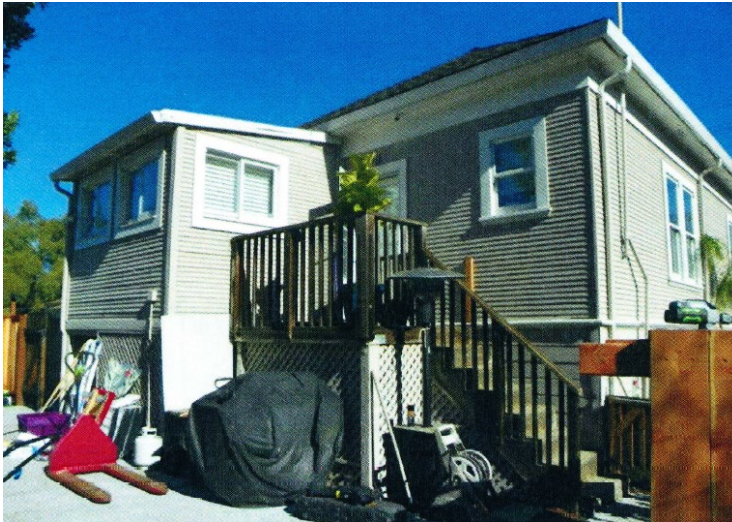


# Elevations





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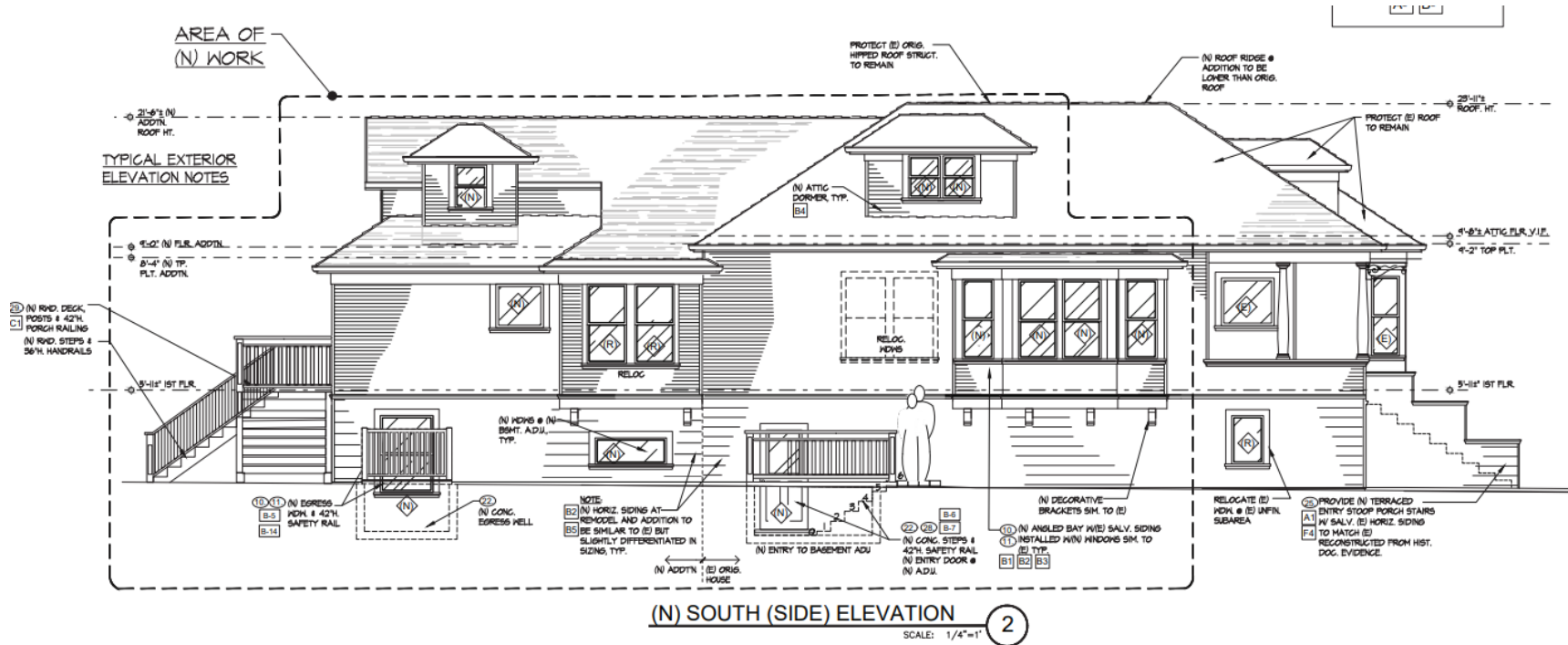


**(N) REAR (WEST) ELEVATION**

SCALE: 1/4"=1'

3



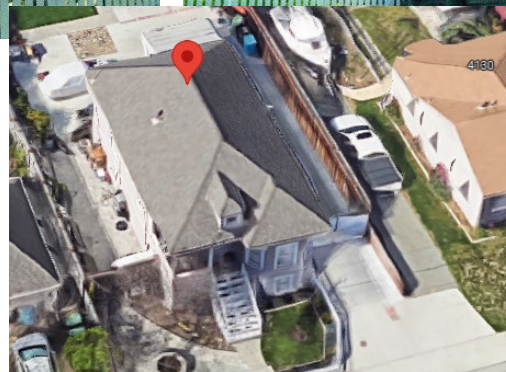
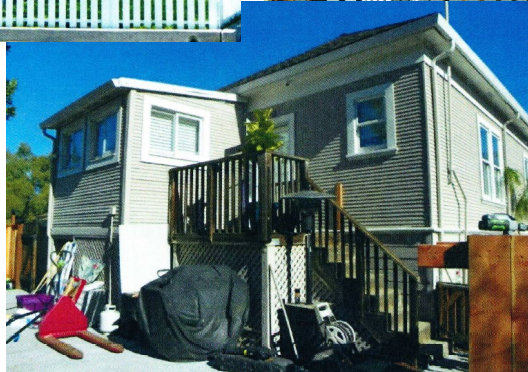






# 4120 Bassett Street

## Existing Residence



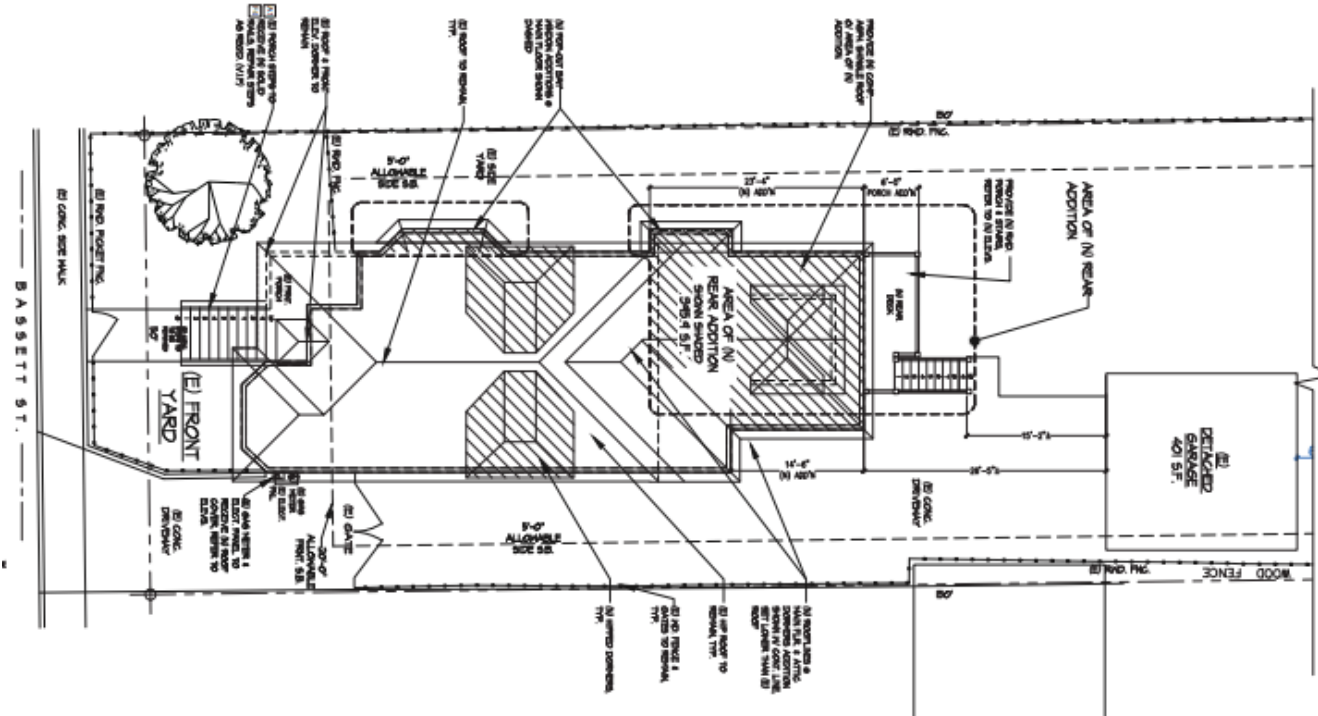




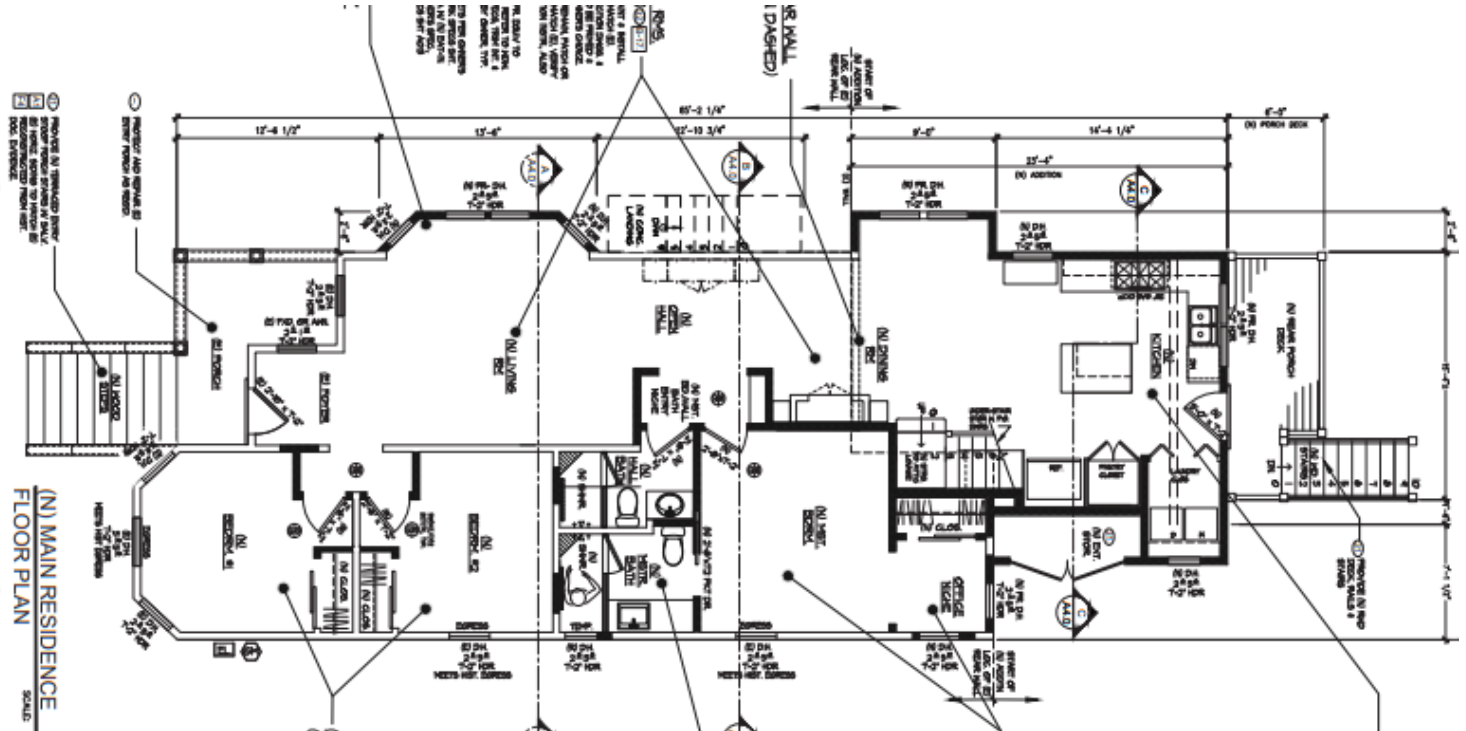
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## Proposed Site Plan

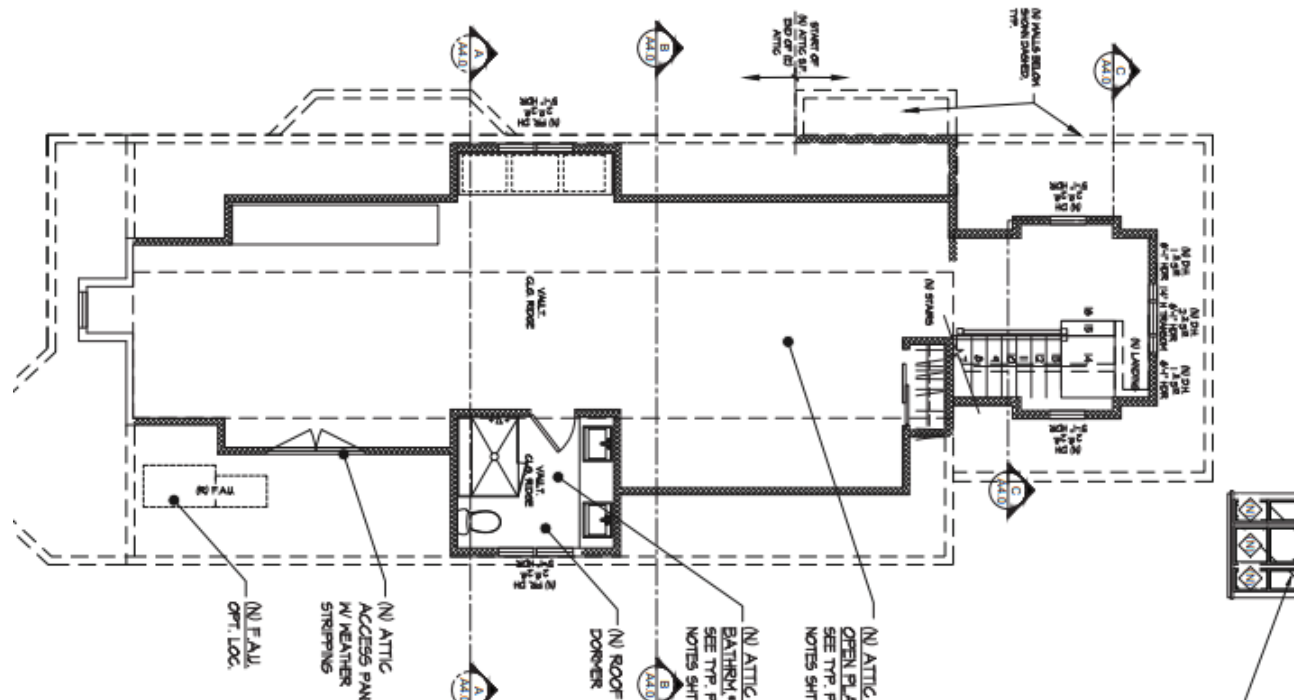
- 3 bedrooms and 3 bathrooms
- 1,030 sq.ft. basement
- 1,048 sq.ft. main floor living area
- 678 sq.ft. attic



## First-floor



## Second-Floor



## Basement

