



Development Review Hearing

**Item #5 : 2250 Bohannon
Drive**

June 17, 2026

Daniel Sobczak, Associate Planner



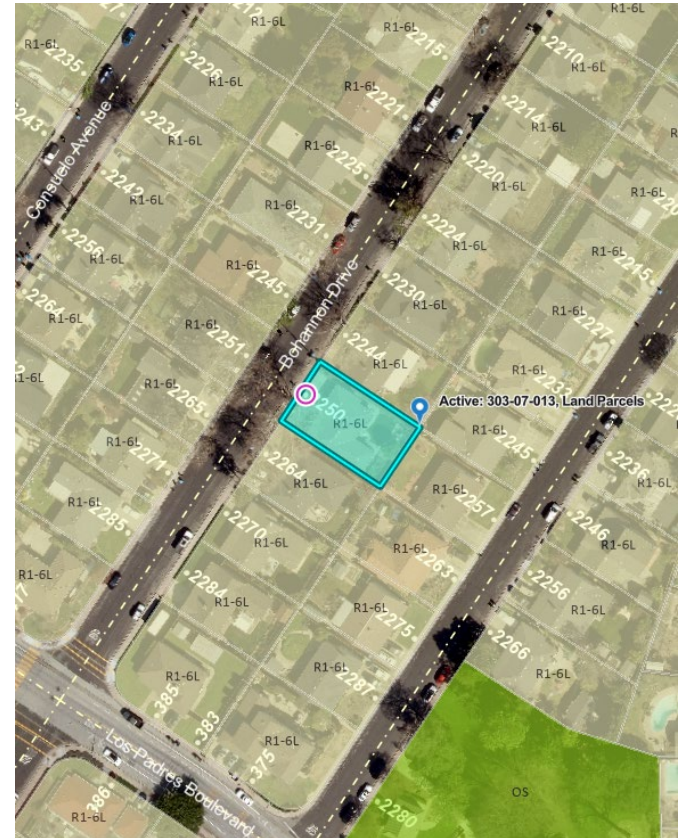
Request

- **Architectural Review** for a 245 square foot first floor addition and 1,146 square foot second floor addition to an existing one-story residence resulting in a 3,319 square foot, five-bedroom, four-bathroom two-story residence located at 2250 Bohannon Drive
- Per the Santa Clara City Code 18.120(D)(1) 'New or Expanded Single Family Homes', and SCCC 18.120(D)(1) 'A new second story, expansion of an existing second story, or five bedroom or more.', the request requires Architectural Review approval through a Development Review Hearing.



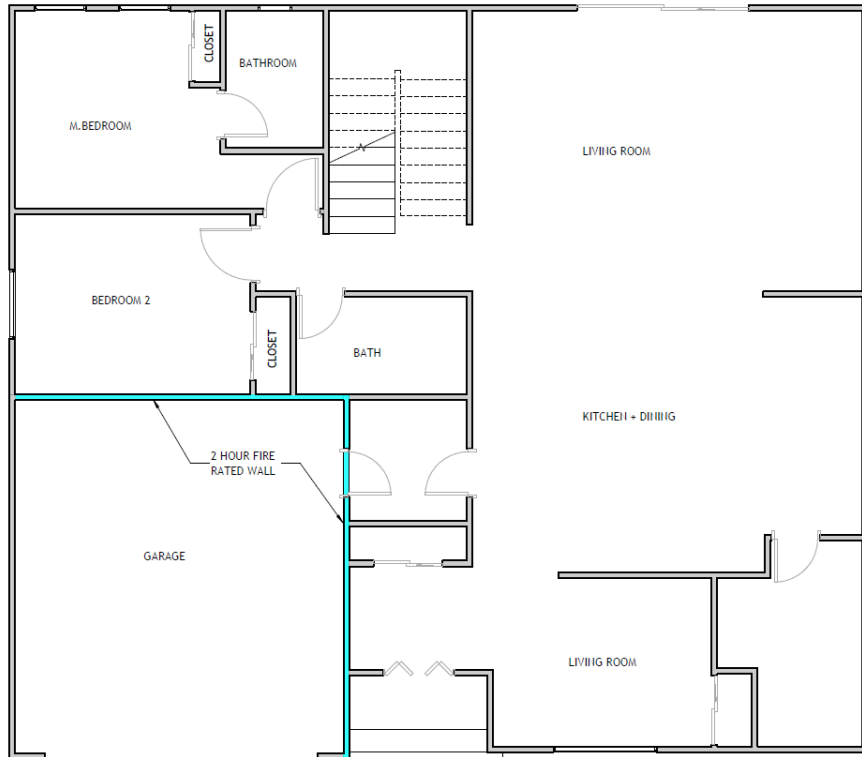
Existing Site

- **Lot Size:** 5,700 Square Foot
- **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

First Floor



Second Floor





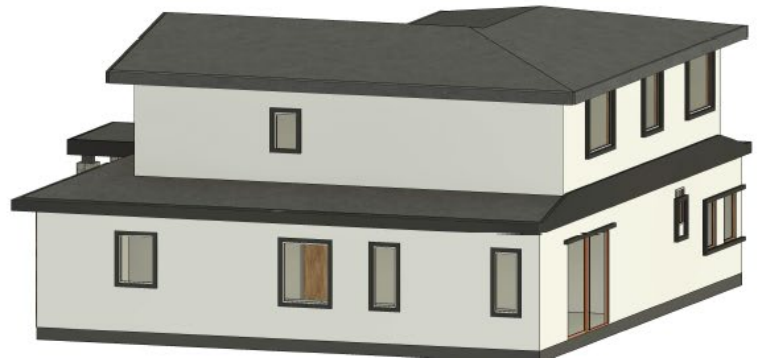
A PROPOSED 3D FRONT SIDE VIEW

SCALE : 3/16" = 1'-0"



B PROPOSED 3D RIGHT SIDE VIEW

SCALE : 3/16" = 1'-0"

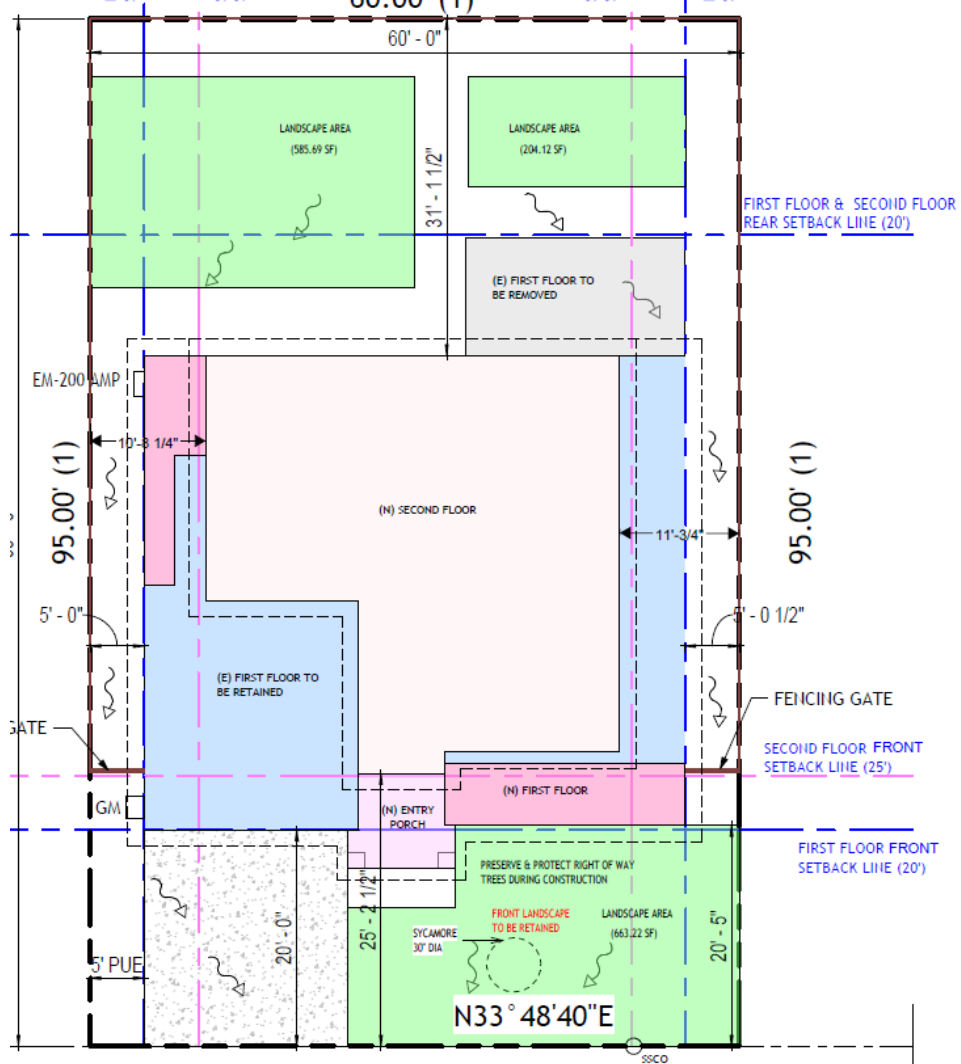




12MM THICK
ALUMINUM
FINISHED SLIP
WINDOW (E)

R,

Site Plan





Consistency with Design Guidelines / Objective Standards

The proposed project is consistent with the City's Single-Family Design Guidelines (2014):

- The proposed project's style and design are true to the architectural form and appropriate for the neighborhood.
- Architectural features should be adequate and appropriate for the size of the building and should not be overstated. The 3:12 slope of the roof along with the first story hip roof forms lessen the impact of a second story in a predominately one-story neighborhood.
- The use of high-quality construction materials for long-term durability, the project proposes an asphalt shingle roof, 12mm thick aluminum clad exterior windows, a stone veneer columns, wood paneled accents, and cedar wood styled garage door with window accents.
- A prominent front porch or entry should be provided, the project proposes a unique flat roof atop of a front porch that is boarded by two large, stone veneered columns and a prominent wood paneled double front door.



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), in that the project single family residence being constructed on a single-family zoned property.



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”)
- **Approve** the Architectural Review for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive



City of Santa Clara

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