



Development Review Hearing

**Item 6 : PLN24-00352
840, 868, & 870 Parker
Street**

April 9th, 2025

Alex Tellez, Assistant Planner



Request

- Architectural Review – Demolition of three existing industrial buildings to construct a one & half story 20,284 square-foot industrial building with associated site improvements in a 38,845 square-foot lot
- Architectural Review approval through a Development Review Hearing is required under Santa Clara City Code 18.120.020 D (4).



Existing Site

- **Acreage: 0.89 (Lot Merge)**
- **Surrounding Uses:**
 - N: Industrial Heavy - HI
 - S: Industrial Heavy - HI
 - E: Industrial Heavy - HI
 - W: Industrial Heavy - HI
- **Zoning: Industrial Heavy**
- **General Plan Designation: Heavy Industrial**

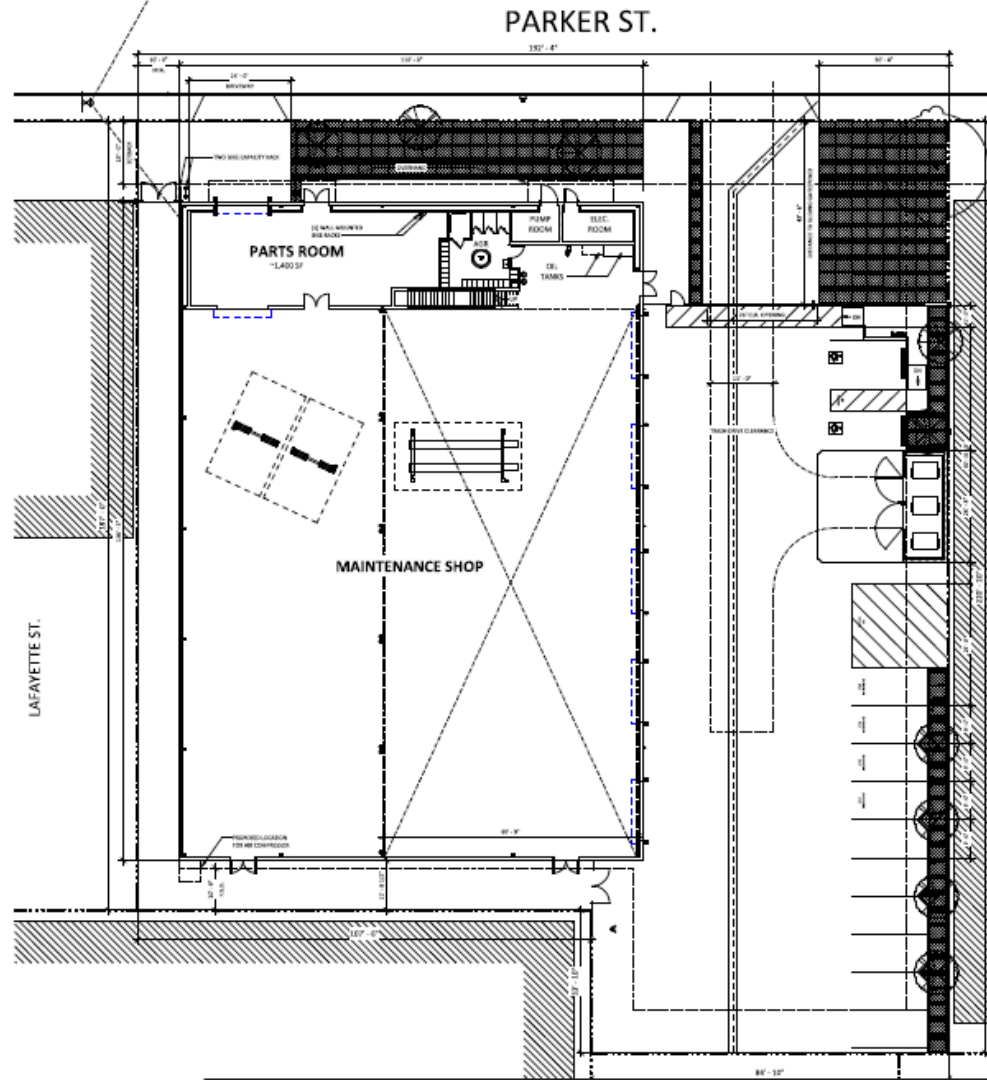


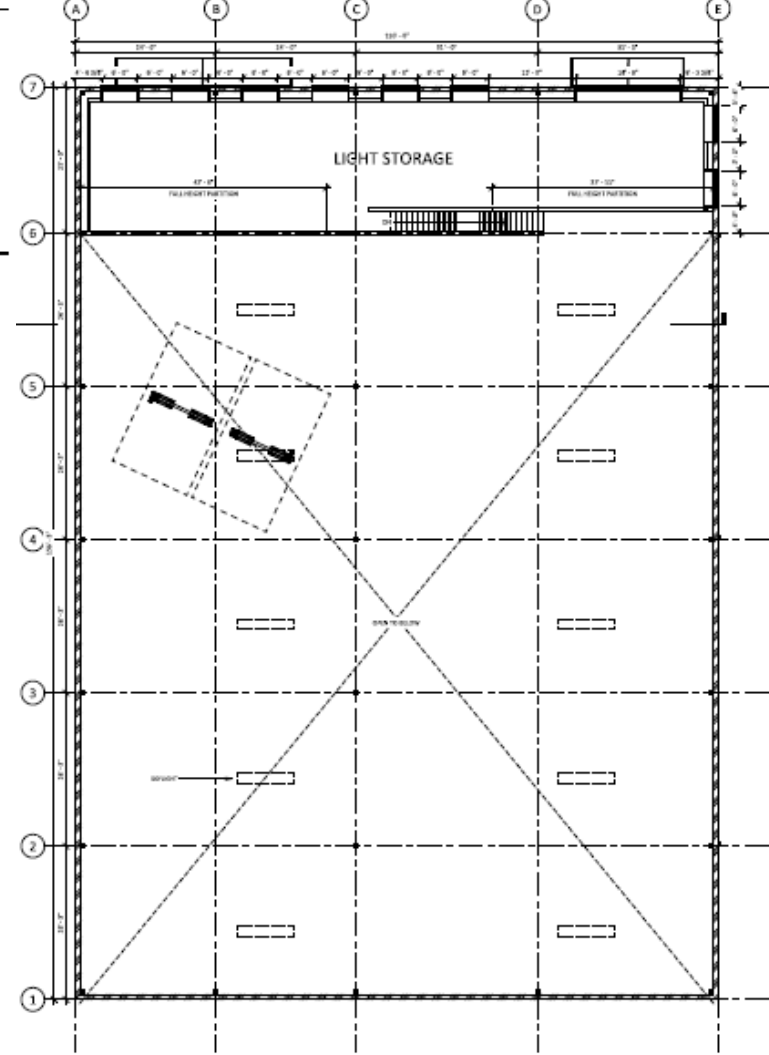
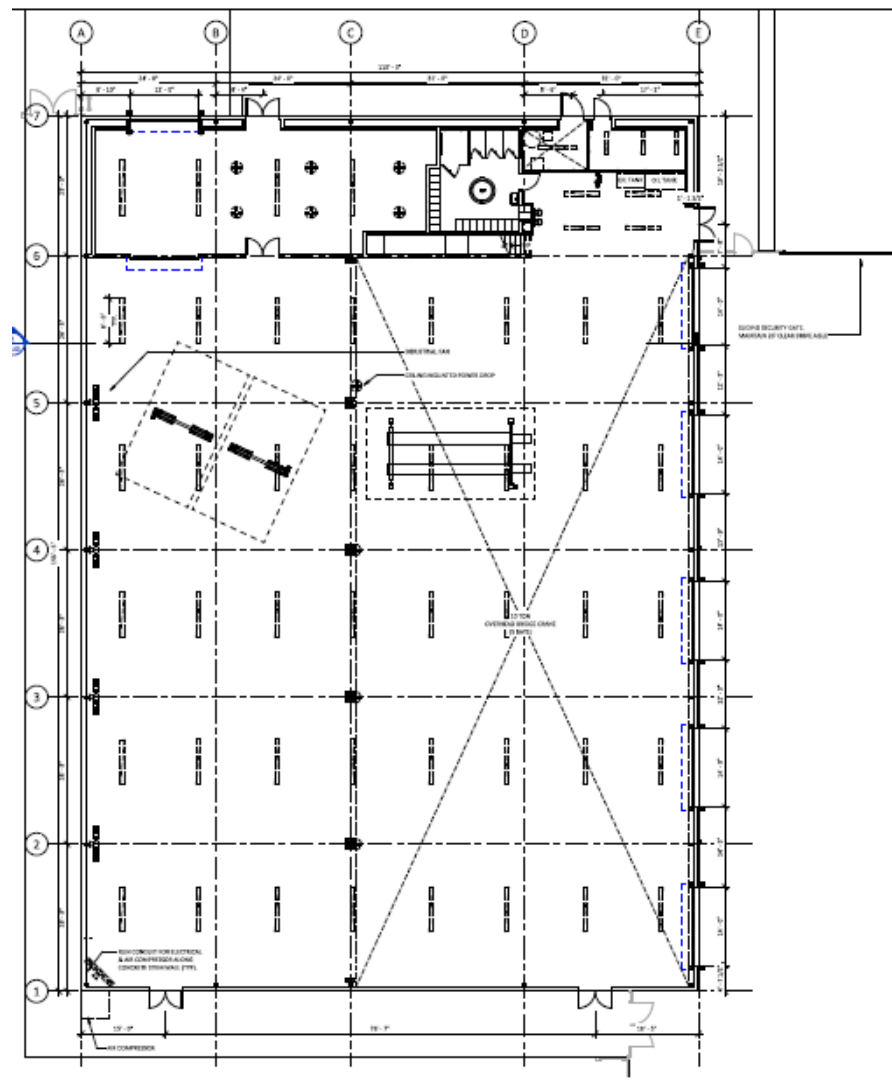




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N.W. AXON
SCALE: N.T.S.







Consistency with Design Guidelines / Objective Standards

The proposed project complies with the City's Community Design Guidelines, in that:

- Building height and bulk is appropriate relative to the neighborhood.
- Roof materials, building materials, and finishes work in conjunction with one another and consistent with the proposed industrial architectural style of the building.
- Architectural features are used to reduce large expanse of blank walls which further harmonizes the development with the existing neighborhood.
- The project site has landscape in the front yard that enhances the design of the proposed building



CEQA Evaluation

- The project is found to be Categorically Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (Class 32 – Infill), in that the request is being built on a project site less than five acres and within an urban area served by existing utilities.



Recommendation

Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill), and Approve the Architectural Review for the demolition of three existing industrial buildings to construct an one & half story 20,284 square-foot industrial building with associated site improvements in a 38,845 square-foot lot located at 840, 868, & 870 Parker Street, subject to findings and conditions of approval.



City of Santa Clara

The Center of What's Possible

