



Development Review Hearing

**Item # :3
1310 Homestead Road**

**December 10, 2025
Summer Foss, Assistant Planner**



Request

Architectural Review for the like-for-like replacement of existing windows on a Historic Resources Inventory (HRI) residence located at 1310 Homestead.



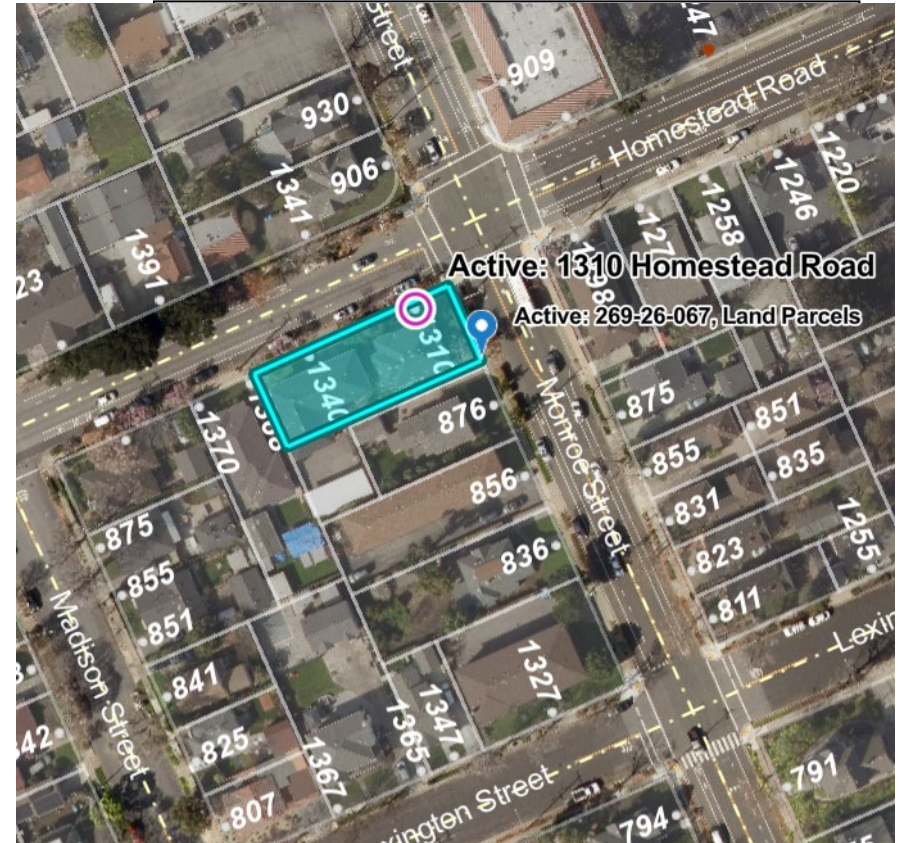
Process

- Historical and Landmarks Commission
 - Recommend that the windows be exempt from Title 24 compliant as Low E and tinted glass would significantly alter the historic character of the property
 - Request to restore the picture windows and leaded glass to be identical the original for windows 12 and 13
 - The upper leaded glass be fixed and the lower sash be movable
 - The glass used in all upstairs and downstairs windows should all be matching with a clear tint and reflectivity to give a consistent and harmonious look

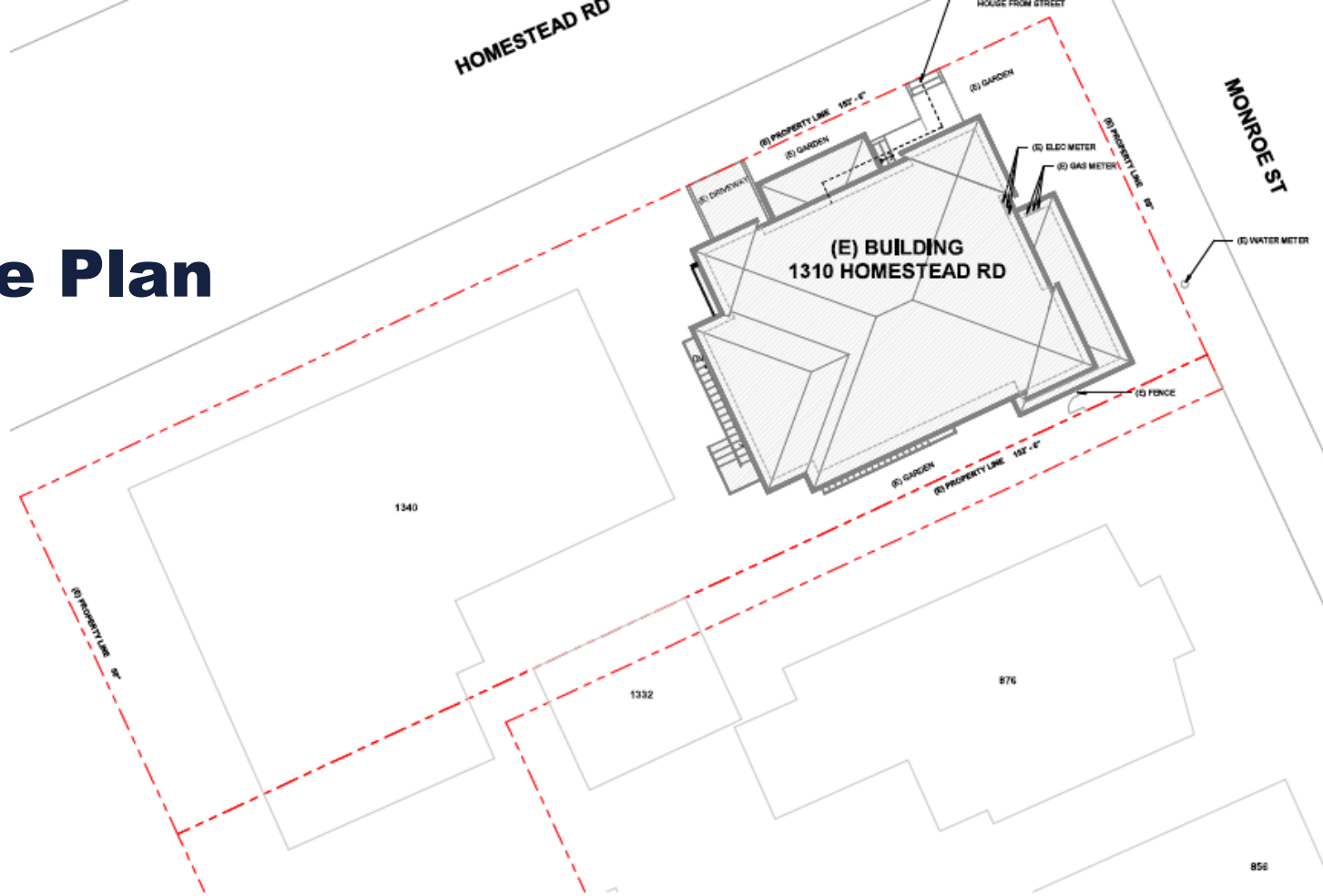


Existing Site

- **Acreage:** 0.22
- **Surrounding Uses:**
 - N: DT- Downtown
 - S: R1-6L Single Family
 - E: PQP - Public/Quasi Public
 - W: R2 - Low-Density Residential
- **Zoning:** R3 - Medium Density Residential
- **General Plan Designation:** Medium Density Residential



Site Plan



EXISTING SITE PLAN

Scale: 1/8" = 1'-0"

Elevations



**View from
Homestead**



**View from
Monroe**

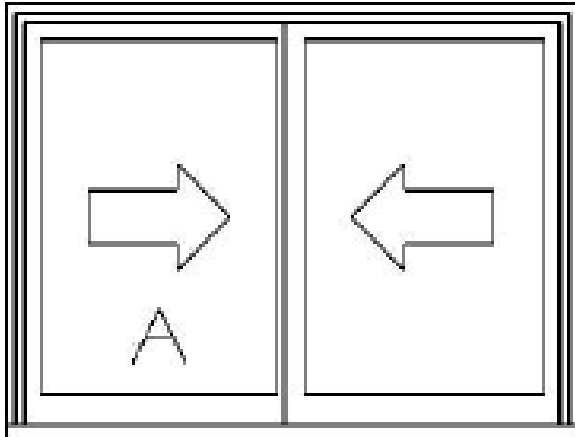


Window Locations

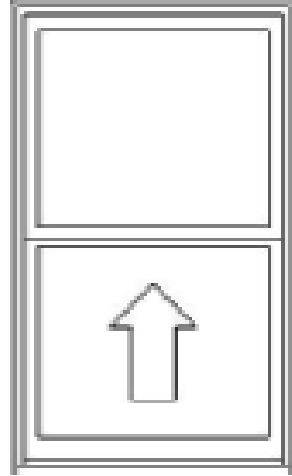


Window Types

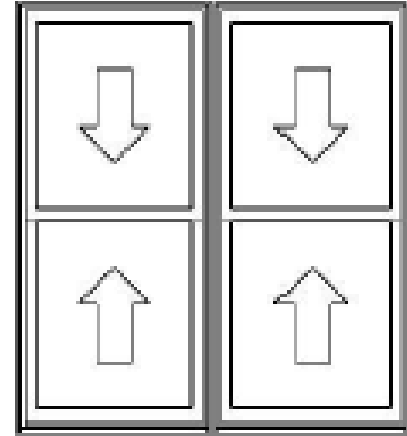
TYPE A



TYPE B



TYPE C





CEQA Evaluation

The action being considered is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration /Rehabilitation). This exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards.



Recommendation

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation) and **Approve** the Architectural Review for the removal and replacement of existing windows on a Historic Resources Inventory (HRI) residence, located at 1310 Homestead Road, subject to the findings and conditions of approval.



City of Santa Clara

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