



# **Development Review Hearing**

**Item #7:  
2035 Jackson Street**

**June 17, 2026**

**Alex Tellez, Associate Planner**



# Request

- Architectural Review for the demolition of more than 50% of an existing single-family residence to construct a 2,387 square foot four-bedroom three-bathroom single-family residence with an attached two-car garage.
- The request will demolish more than 50% of the existing walls which under Santa Clara City Code 18.120.020.D.7 requires approval through a Development Review Hearing.



# Existing Site

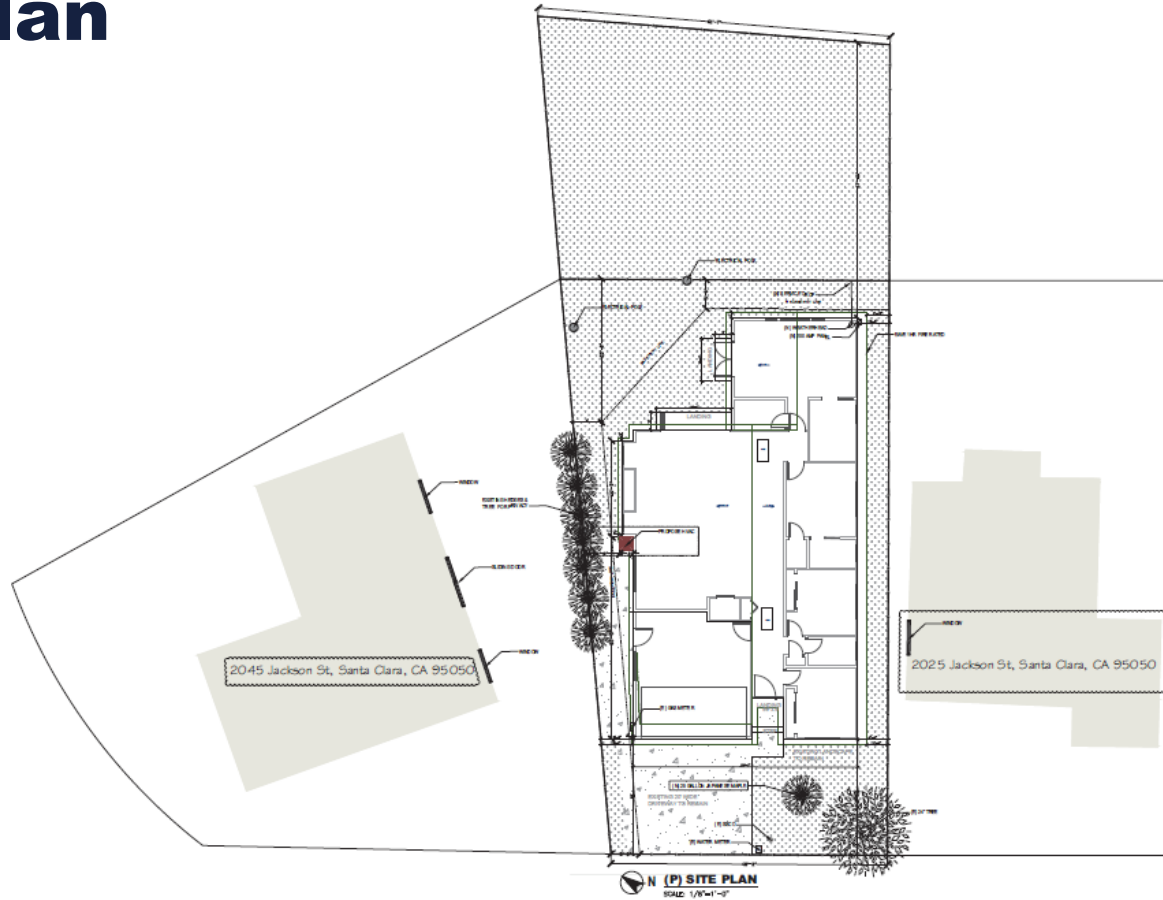
- **Acreage: 0.17 (7,840 SF)**
- **Surrounding Uses:**
  - **N: Single-Family Residential (R1-6L)**
  - **S: Single-Family Residential (R1-6L)**
  - **E: Planned Development (PD)**
  - **W: Single-Family Residential (R1-6L)**
- **Zoning: R1-6L**
- **General Plan Designation: Very Low Density Residential**



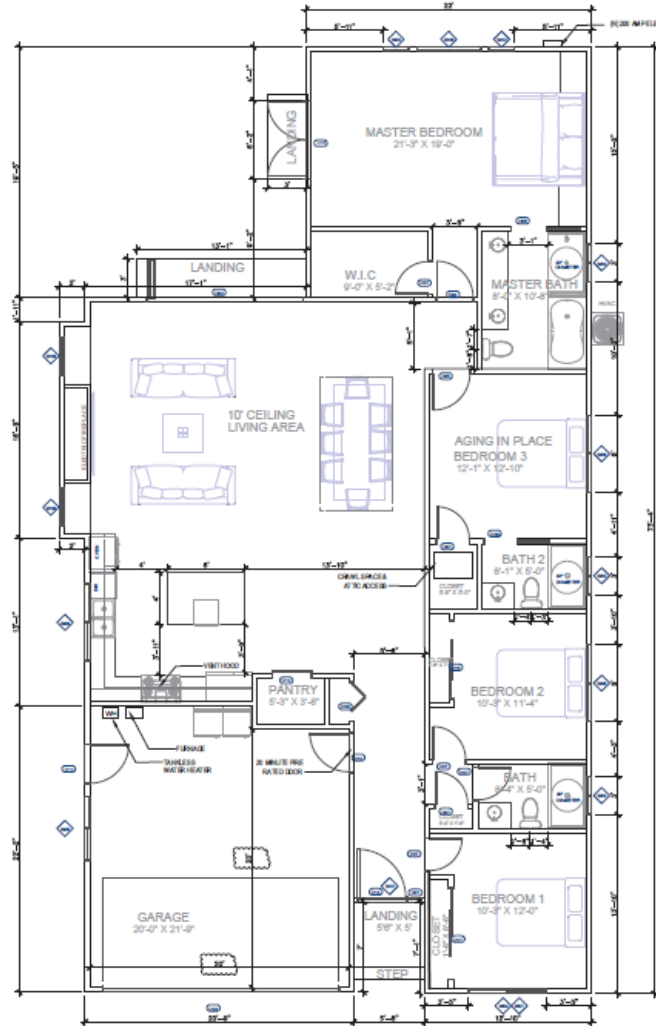
# Rendering



# Site Plan



# Floor Plan



**PROPOSED FLOOR PLAN**

SCALE 1/4" = 1'-0"



# 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 as it's single-story with a low sloped shed roof with a mass break between the garage and the front bedroom.
- The propose architectural features of the structure are appropriate to the neighborhood as they are derived from architectural features commonly found in other patio homes.
- The roof materials, building materials, and finishes work in conjunction with one another, and are consistent with the architectural style of the building as they are typical materials used in a patio home style residence.



## **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), and
- **Approve** the Architectural Review for the demolition of more than 50% of an existing single-family residence to construct a 2,387 square foot four bedroom three-bathroom single family residence with an attached two-car garage, subject to the conditions of approval



# City of Santa Clara

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