



Planning Commission

February 11, 2025

**Item 2: PLN25-00295
2892 Mesquite Drive**

Alex Tellez, Assistant Planner



Request

- **Appeal** of Development Review Officer's approval of the architectural review for a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage.
- Per SCCC 18.120.020K., the appeal of a single-family residential project is review by the Planning Commission.

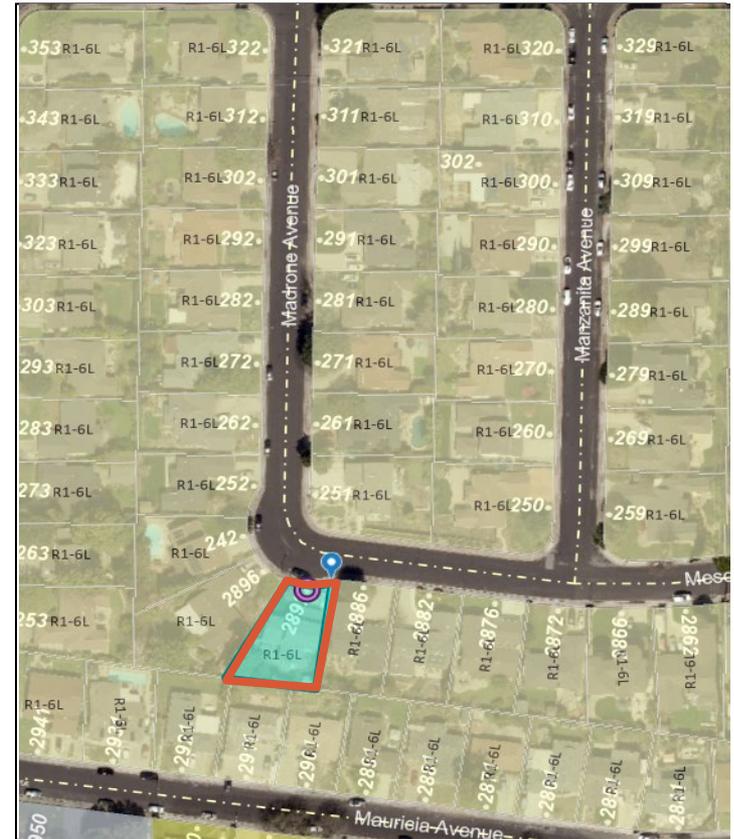


Appeals

- Pursuant to SCCC 18.144.030.E, the Planning Commission hears appeals as *de novo*
 - Issues raised and considered are not limited to those raised by the appellant
 - The Planning Commission may affirm, vacate, or reverse the previous decision
 - Additional conditions of approval may be added, or the project may be referred to the Development Review Officer for further consideration

Existing Site

- Acreage: 0.17 (7,351 SF)
- Surrounding Uses:
 - N: Single-Family Residential (R1-6L)
 - S: Single-Family Residential (R1-6L)
 - E: Single-Family Residential (R1-6L)
 - W: Single-Family Residential (R1-6L)
- General Plan Designation: Very Low Density Residential
- Zoning: Single-Family Residential (R1-6L)



Context - Surrounding Uses

Legend Listing Adjacent Surrounding Land Uses

- Single-Family Residential
- Private School
- Multi-Family Residential



Rendering

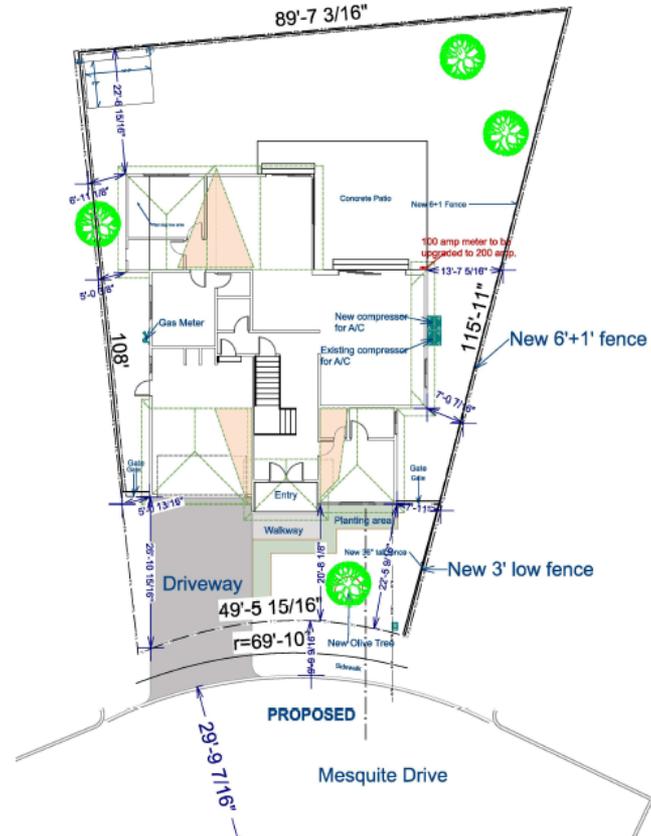
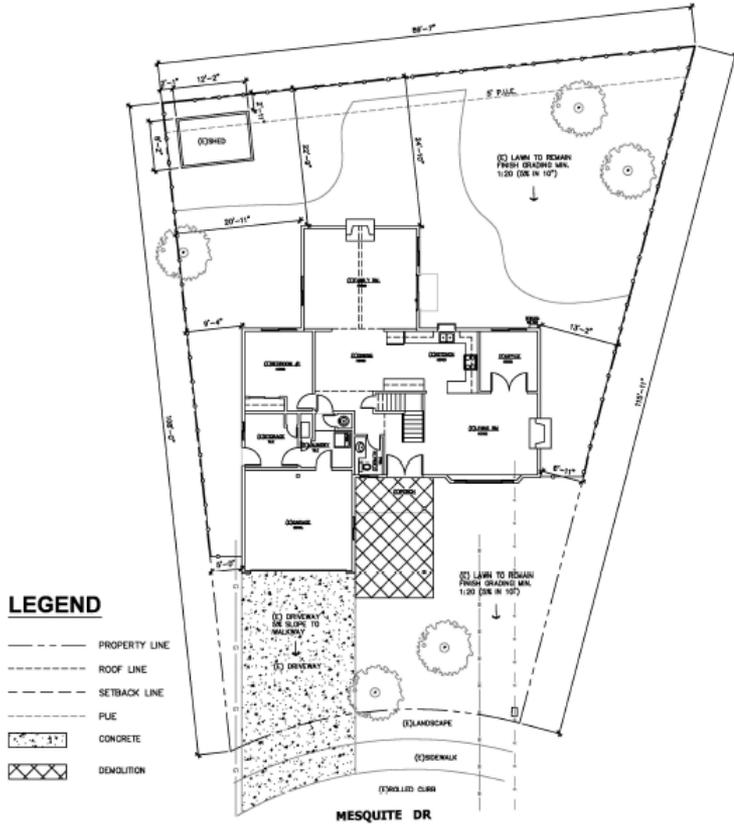
Original Approval



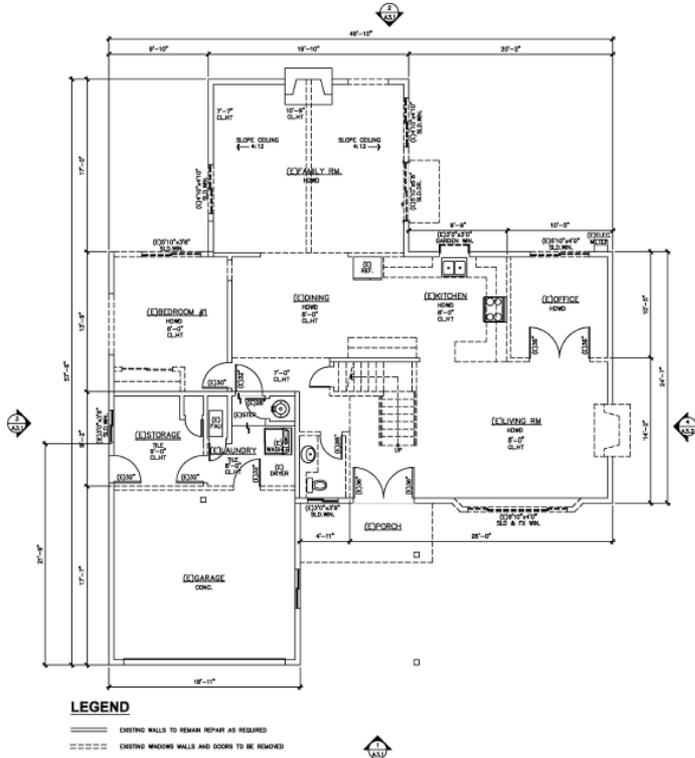
Current Proposal



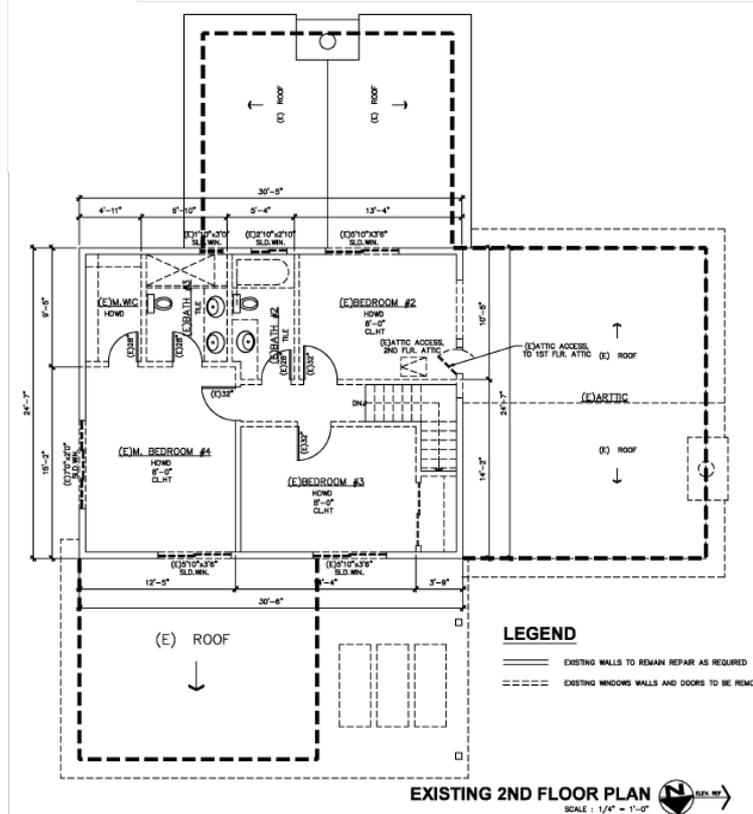
Site Plan



Floor Plan



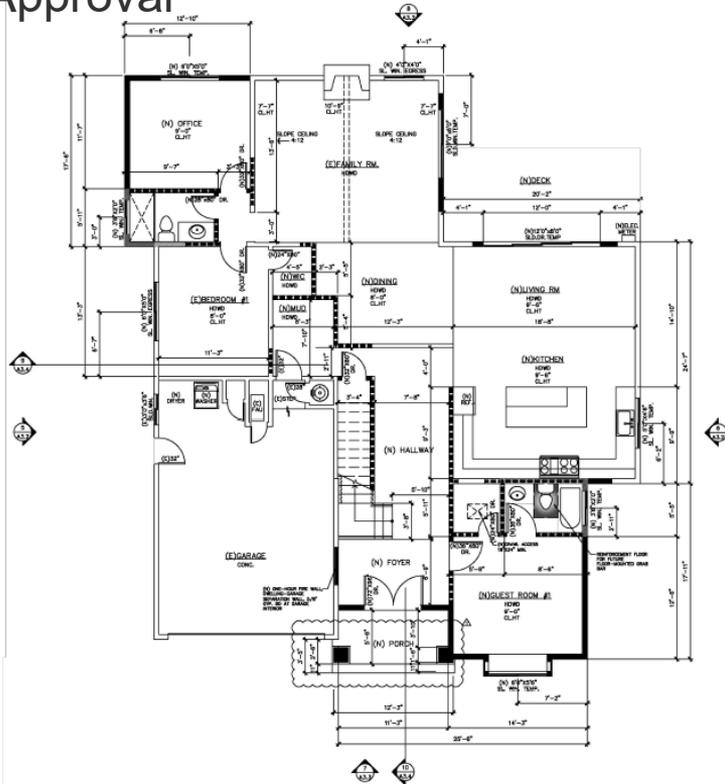
EXISTING 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



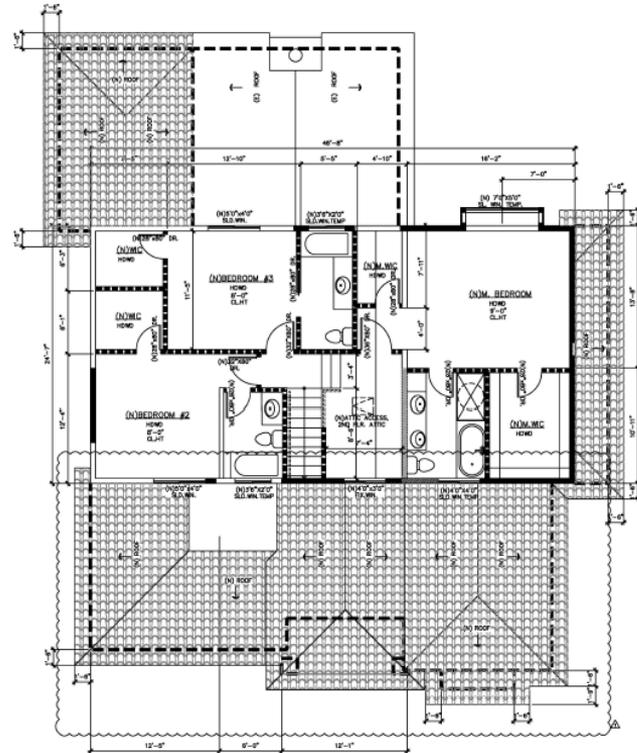
EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Floor Plan

Original Approval



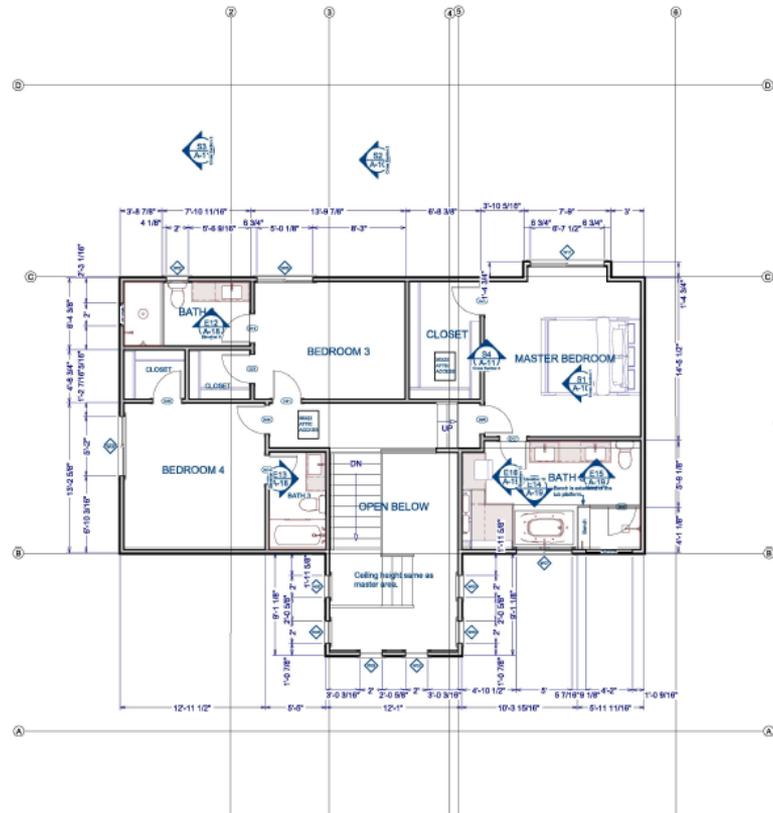
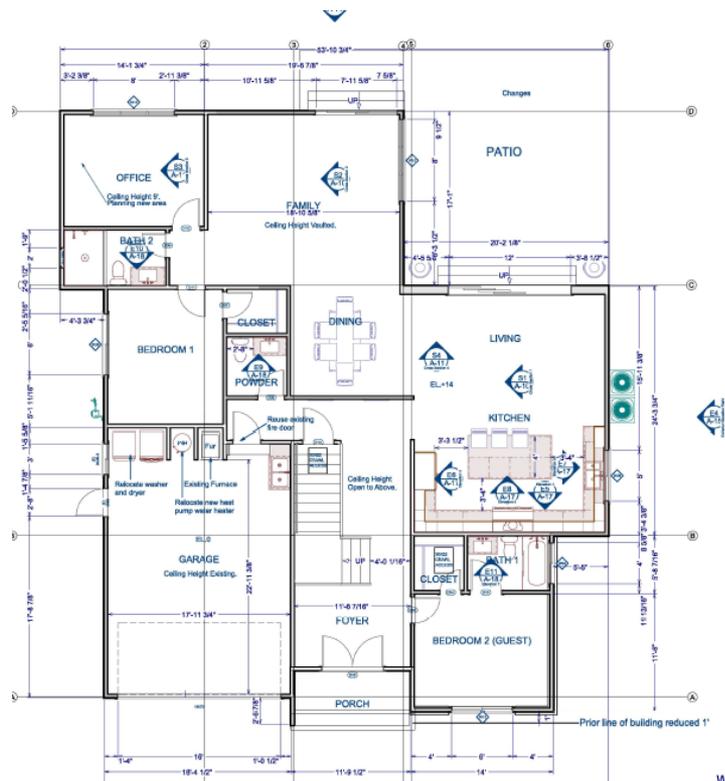
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Floor Plan

Current Proposal





Consistency with Zoning Code

- The proposed construction complies with the R1-6L Zoning Districts development standards.
 - The proposal is consistent with SCCC 18.38.060D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep
 - The proposal is consistent with SCCC 18.10.030 as it meets the require first story setbacks, second story setbacks for the new construction.
 - The structure's height is at the maximum allowed at 25 feet



Consistency with General Plan

- The proposed project as conditioned is consistent with the Santa Clara General Plan through the following policies:
 - 5.5.2-P2 - Implement design review guidelines for setback, heights, materials, massing, articulation and other standards to support Transition Policies and promote neighborhood compatibility.
 - The request conforms with the City of Santa Clara Single-Family & Duplex Residential Design Guidelines Chapter 2b - Sensitive Design Solutions as the second story addition does not exceed approximately 66% of the first-floor area and the side walls of the second story addition are set back at least 3 feet from the side walls of the first floor.
 - 5.5.2-P3 - Implement site design solutions, such as landscaping and increased building setbacks, to provide a buffer between non-residential and residential uses.
 - The request conforms with the City of Santa Clara Single-Family & Duplex Residential Design Guidelines Chapter 4a – Site Planning as the first story addition on the front is setback more than required, preserving the prevailing development pattern in the neighborhood.



Consistency with Design Guidelines

- The proposed project as conditioned complies with the City's Single-Family & Duplex Residential Design Guidelines (2014), in that:
 - The design is compatible in scale and character of the typical housing types in the neighborhood.
 - The design protects the neighboring sight lines to the street.
 - The second story addition does not exceed 66% of the first-floor area.



Public Outreach

- A Community Meeting was not required as the proposed project is considered a Small Development Proposal under the Santa Clara Public Outreach Policy.
- A public hearing notice was mailed to property owners within a 300-foot radius of the project site on January 29, 2026, to 67 owners/tenants.
 - Staff received one public comment in opposition to the proposal after the staff report was posted online.
 - The comment was regarding the massing, size of the proposal, and how it would impact privacy.



CEQA Evaluation

- The project is found to be Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), in that the project consists of the addition to an existing structure that will not result in an increase of more than 50% of the floor area before the addition, or 2500 square feet.



Recommendation

1. Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities); and
2. Adopt Resolution that modifies the Development Review Officer's decision to approve the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval



City of Santa Clara

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