



# **Development Review Hearing**

**Item #3 : 717 Flannery  
Street**

**May 15, 2026**

**Daniel Sobczak, Associate Planner**



# Request

- Architectural Review for the demolition of an existing one-story residence and the construction of a new three bedroom two and only half bathroom 2,070 square-foot one-story residence.
- Per the Santa Clara City Code 18.120(D)(7), the request requires Architectural Review approval through a Development Review Hearing due to the demolition of the existing residence.

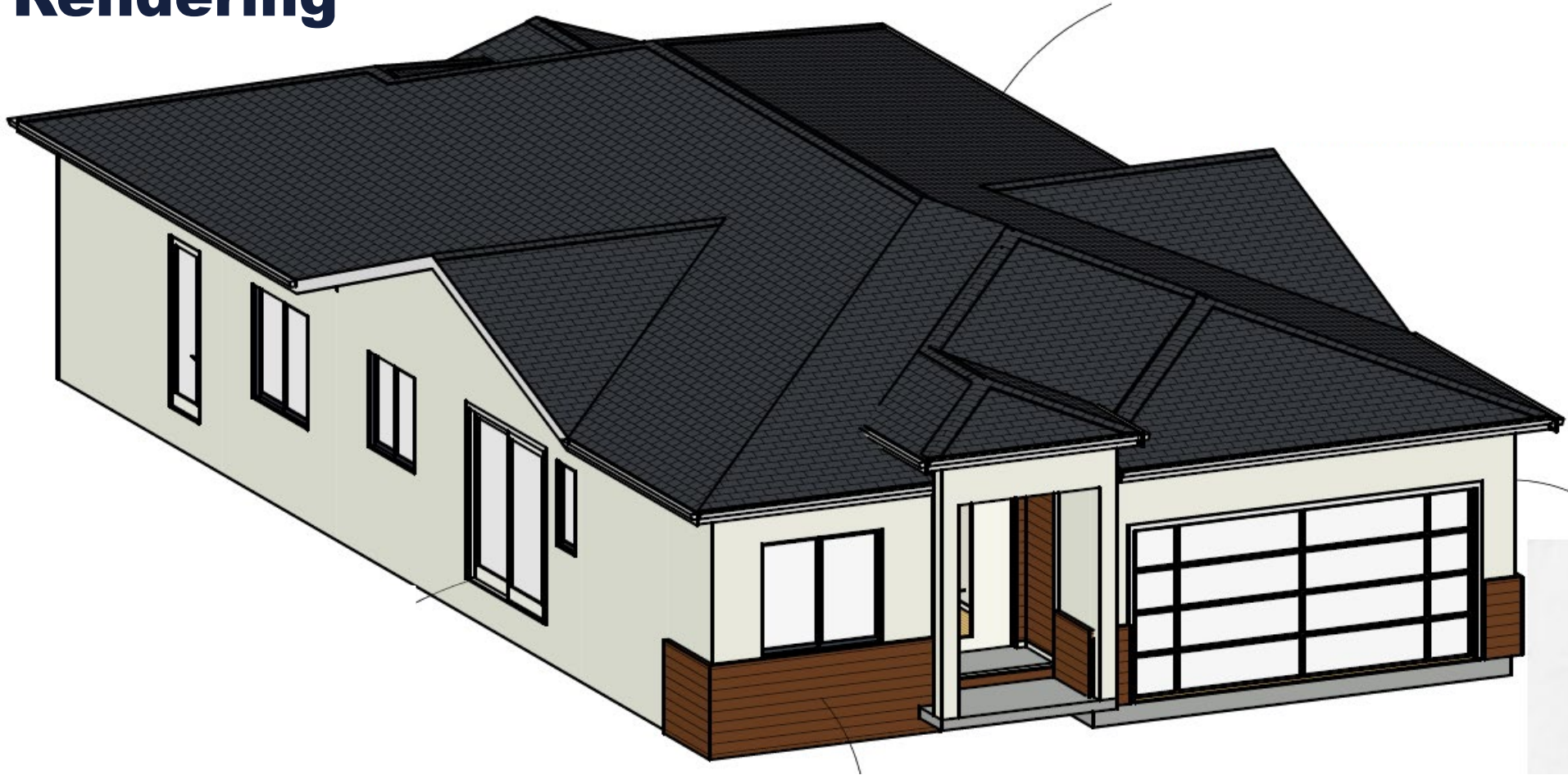


# Existing Site

- **Lot Size:** 5,384 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



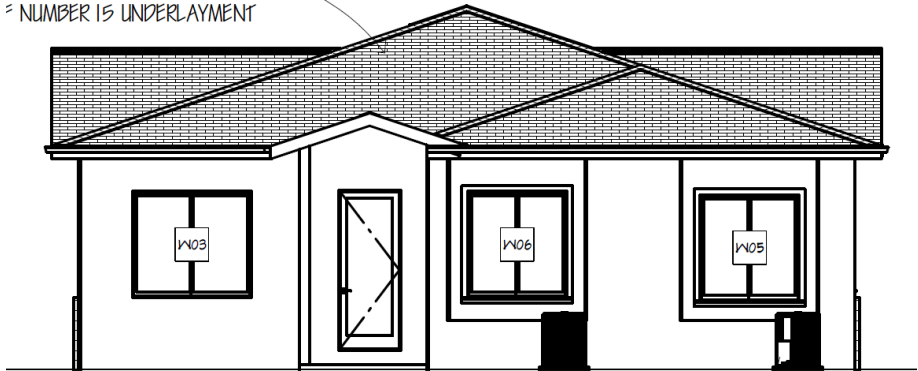
# Rendering



# Elevations



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION







# Consistency with Design Guidelines / Objective Standards

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

- The architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood in that the neighborhood mostly features single story updated mid-century or single-story newer residences.
- The architectural features are adequate and appropriate for the size of the building in that design of the structure is simple and symmetrical.
- The project uses high-quality construction materials in that the applicant will clad the residence in soft white colored stucco with a wood siding accent wrapped around the base of the home and surrounding the front door.
- A prominent front porch or entry is provided, the project proposes a porch bound by two columns on either side.



# 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 the demolition of an existing one-story residence and the construction of a new three bedroom two and a half bathroom 2,050 square-foot one-story residence



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