



# City of Santa Clara

**Development Review Hearing  
December 11, 2024**

**4503 Cheeney Street**

**Public Hearing Item # 1**

**PLN24-00034**



# 4503 Cheeney Street

## Request

- **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects)
- **Approve** the demolition of an existing single-family residence and the construction of six new single family detached residences, of approximately- 2,772 square feet with one affordable unit at the moderate level of affordability, located at 4503 Cheeney Street, subject to findings and conditions of approval.



# 4503 Cheeney Street

## Background

- Developer led **Community Meeting** held on November 10, 2024
  - Notices mailed to 1,000-foot radius
  - Attended by members of the public
  - Members of the public mostly concerned with the on-street parking in the neighborhood
    - The applicant currently meets all parking standards in the City Code.





# 4503 Cheeney Street

## Project Site

- 18,651 square foot site
- General Plan: Low Intensity Residential
- Current Zoning: R2
- Currently a single-family home
- Surrounded by:
  - To the east and west are similar single-family planned development parcels
  - To the north and south are single-family residential homes.



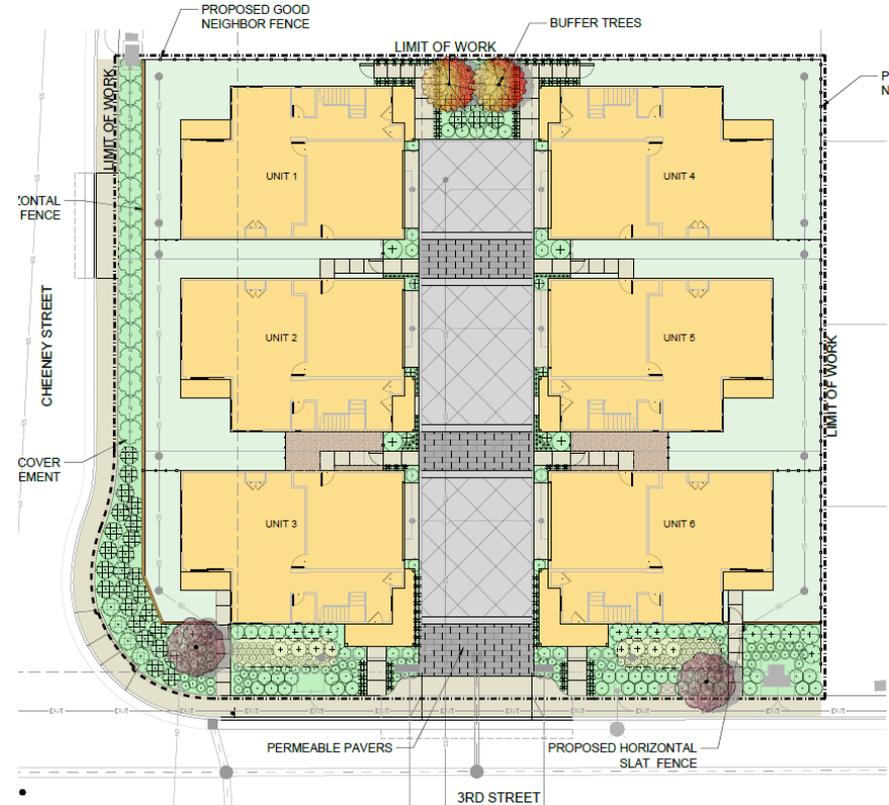
Zoning Map



# 4503 Cheeney Street

## Proposed Project

- Six single family homes on a common interest development with a shared driveway
- Each home to be about 2,772 square feet in size
- Each home will have four bedrooms, two and a half baths, and a two-car garage
- Each home will have a porch with an overhang, a box window, and mixed siding materials, and other design enhancements
  - Stucco, lap siding, aluminum garage doors, composite shingle roof, etc.
- Landscape proposed four 24" box trees and ground covering along Cheeney Street and 3<sup>rd</sup> Street.





# 4503 Cheeney Street



FRONT ELEVATION



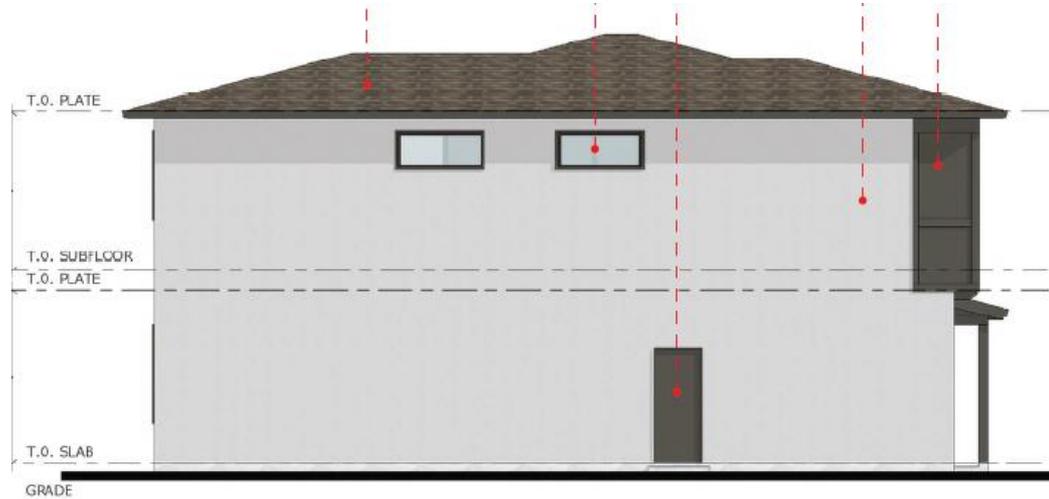
RIGHT ELEVATION



# 4503 Cheeney Street



REAR ELEVATION



LEFT ELEVATION



# 4503 Cheeney Street

## Recommendation



# **City of Santa Clara**

## **Development Review Hearing**

### **December 11, 2024**

**4503 Cheeney**

**Public Hearing Item # 3**