



Development Review Hearing

**Item 3 : 2645 Rebeiro
Avenue**

January 14, 2026

Tracy Tam, Associate Planner



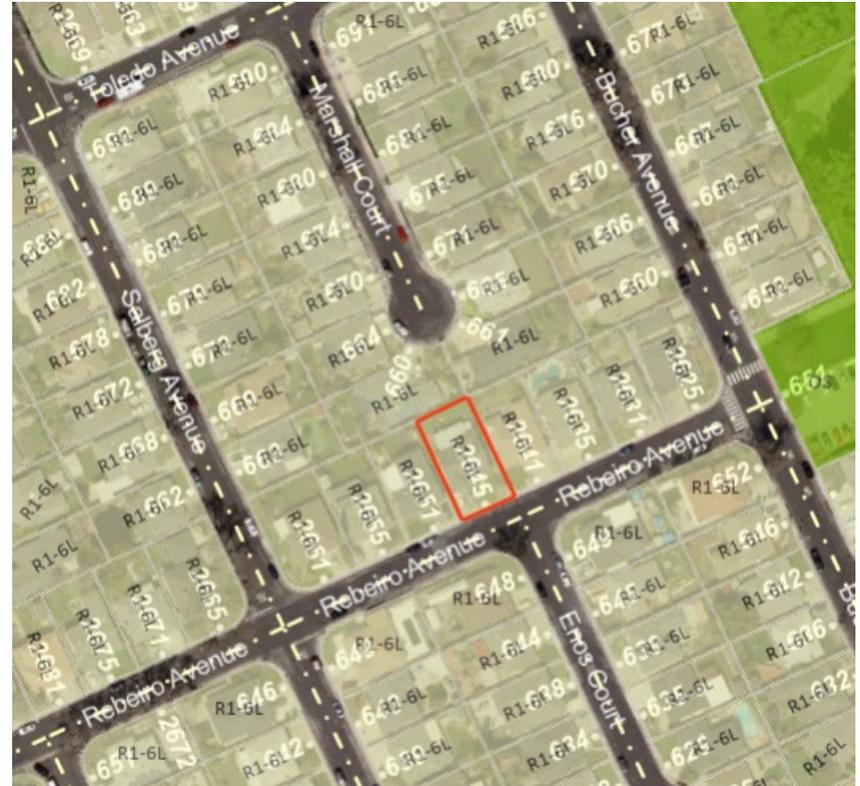
Request

Architectural Review (PLN25-00387) to allow the demolition of an existing single-family residence and the construction of a new approximately 3,314 square foot two-story single-family residence.

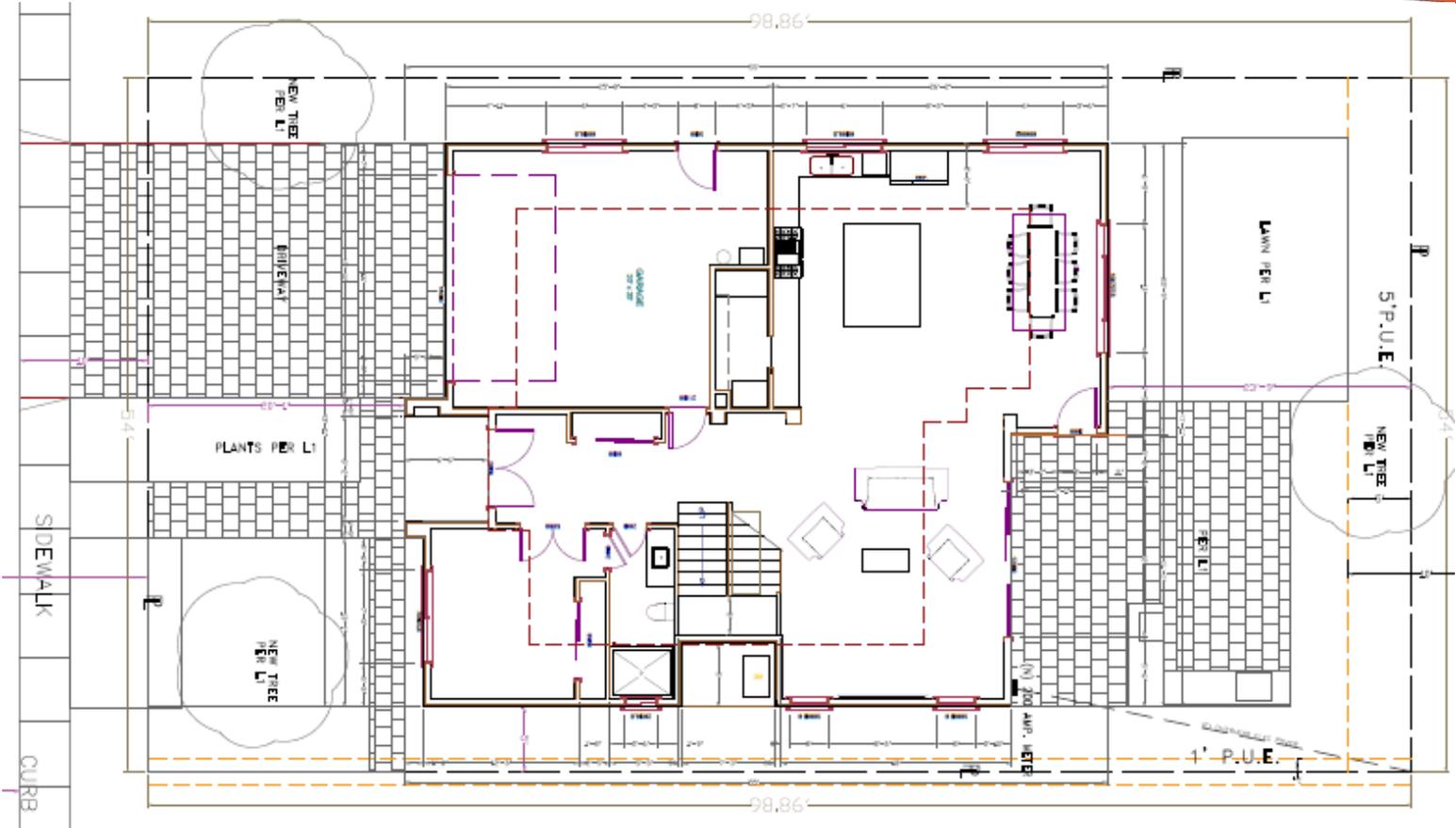


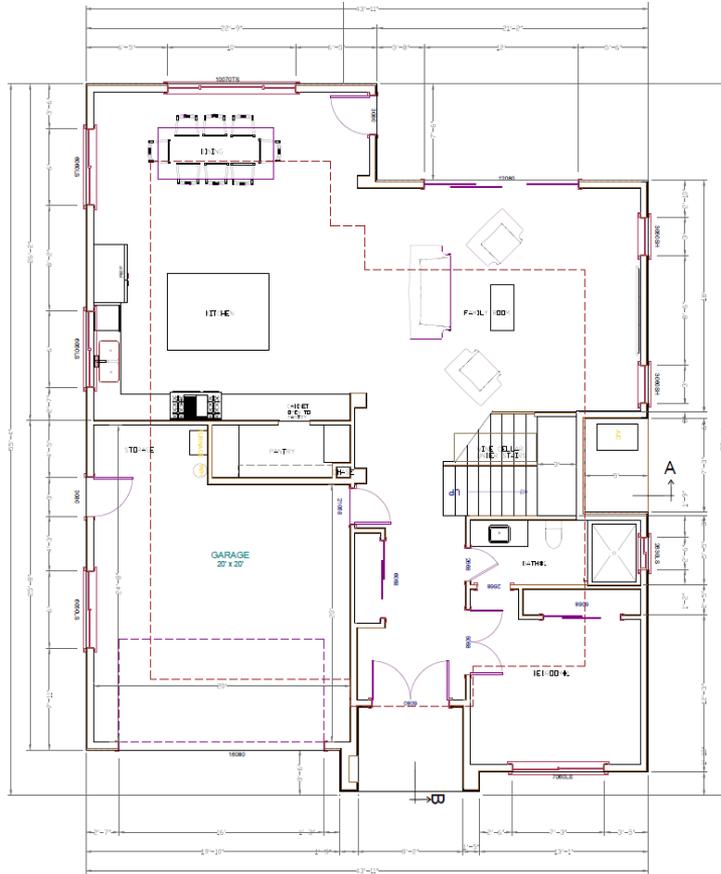
Existing Site

- **Lot Size:** 5,338 square feet
- **Surrounding Uses:**
 - N: Single-Family
 - S: Single-Family
 - E: Single-Family
 - W: Single-Family
- **Zoning:** R1-6L – Single-Family Residential
- **General Plan Designation:** Very Low Density Residential

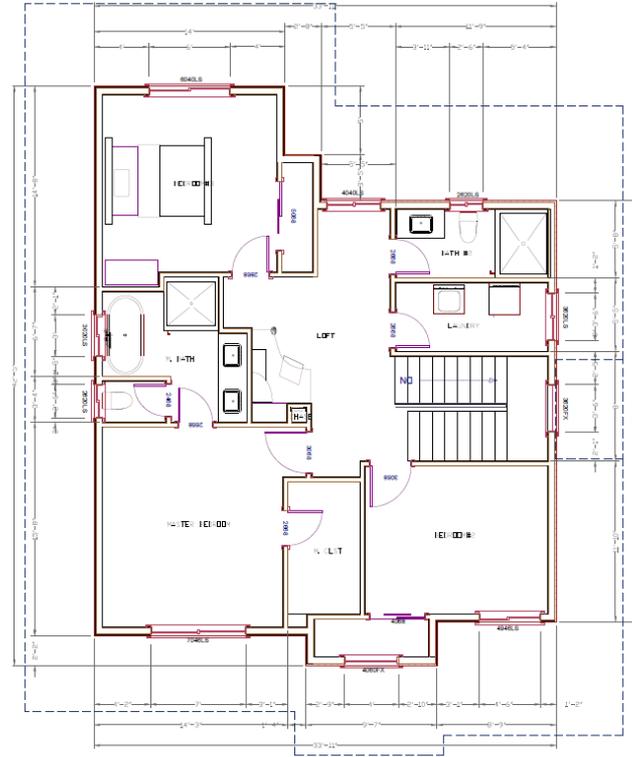








PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



Consistency with Design Guidelines / Objective Standards

The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014), in that:

- The second floor is stepped back from the first floor on all sides by five feet or more, resulting in an appropriate mass and bulk for a single-family residence;
- The second floor is less than 66% of the first-floor area;
- The proposed roof forms are traditional roof forms (hipped and gable) that are found in the neighborhood; and
- The proposed exterior materials are a combination of stucco and wood siding, which are materials found in the neighborhood.



Public Comment

Staff received one public comment related to impacts to adjacent solar panels as a result of the proposed project.



CEQA Evaluation

The project is found to be Categorical Exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303(a) (Class 3 – New Construction or Conversion of Small Structures).



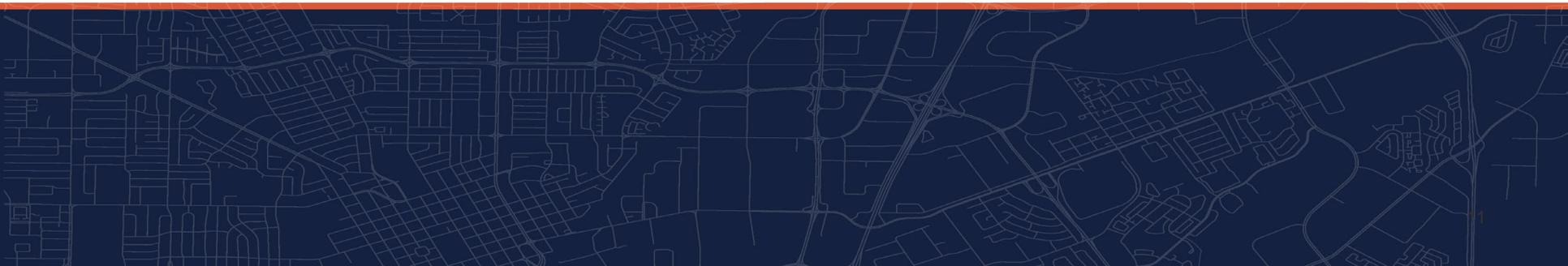
Recommendation

- **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (Class 3 - New Construction or Conversion of Small Structures), and
- **Approve** the Architectural Review to allow the demolition of an existing single-family residence and the construction of a new approximately 3,314 square foot two-story single-family residence, located at 2645 Rebeiro Avenue, subject to the findings and conditions of approval.

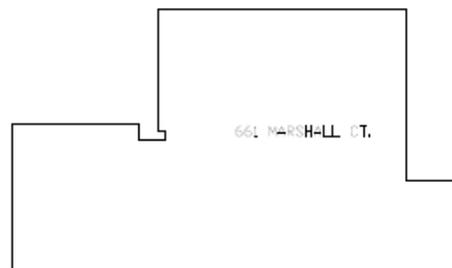
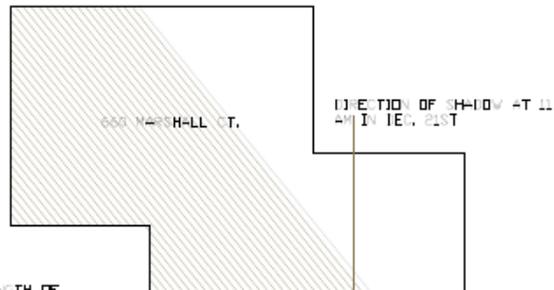


City of Santa Clara

The Center of What's Possible



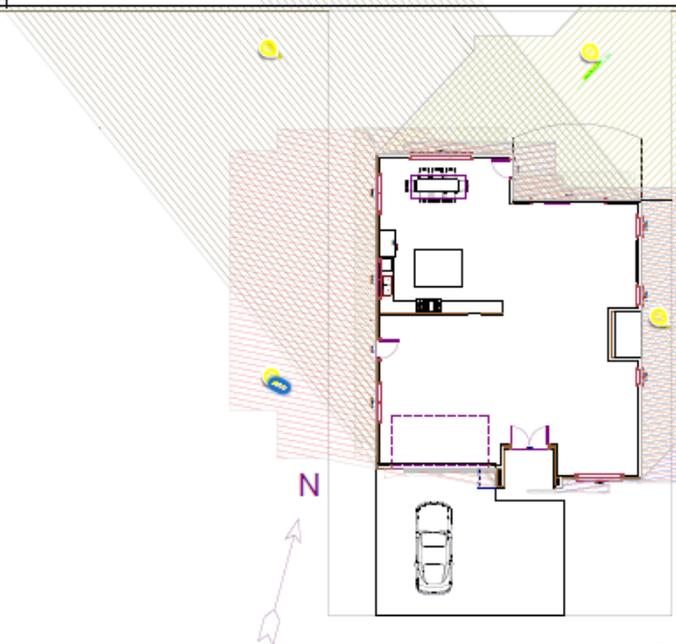
LENGTH OF SOLAR AT 9 AM
IN DEC. 21ST



24.93' MAX LENGTH OF
SOLAR AT 9 AM IN JUNE

PROPERTY LINE

PROPERTY LINE



24.93' MAX LENGTH OF SOLAR

2645 REVERD AVE
LATITUDE 37.3339 NORTH
LONGITUDE -121.9703 WEST

SHADOWS ON JUNE 21ST AND DEC. 21ST AT 9AM, NOON AND 3PM

LENGTH OF SHADOW ON JUNE 21ST AT 9AM L-H/tau = 24.0/tau = 44.0=24.93'

LENGTH OF SHADOW ON DEC. 21ST AT 9AM L-H/tau = 24.5/tau = 16-65'

FINAL RESULT IN NOVEMBER AND BEGINNING OF WINTER TIME ONLY FROM 9AM TO 10:00 AM THE SHADOW WILL BE ON 660 MARSHALL CT.

SHADOW STUDY

1/8"=1'-0"

