



Developmental Review Hearing

**Item # 3:
645 Jackson Street**

March 12, 2025

Daniel Sobczak, Associate Planner



Request

- Action on the Proposed Construction a New 1,817 square-foot Three Bedroom, Two-Bathroom Single-Story Residence with an Attached Two-Car Garage and Accessory Dwelling Unit (ADU) at 645 Jackson Street (PLN24-00605), Located Within 200 Feet of a Historic Resource.
- Architectural Review to construct a new single-family home is required per the Santa Clara City Code 18.120(D)1.



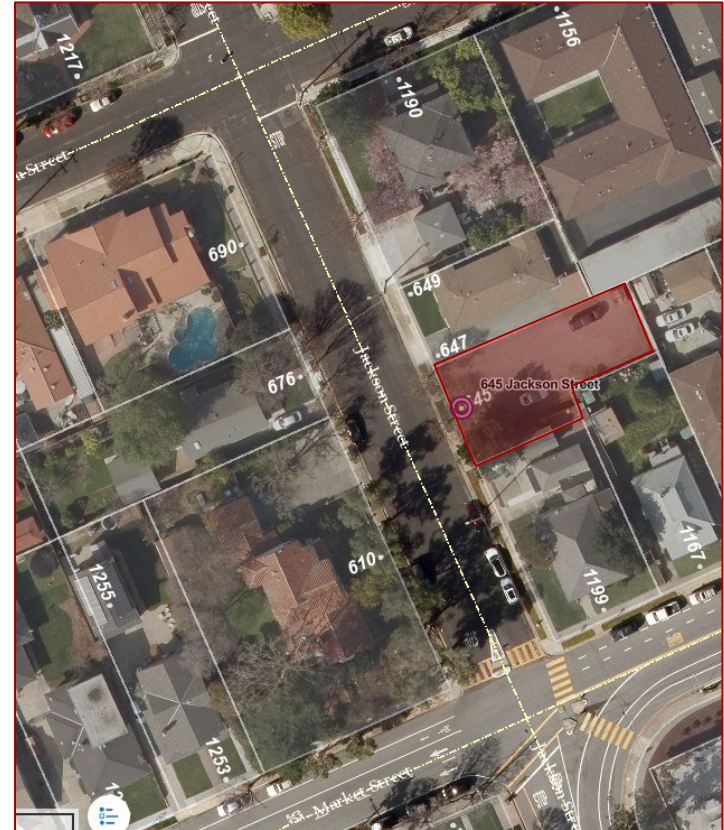
Process (use this slide for background when project has been to HLC/PC/CC; delete otherwise)

- Historical and Landmarks Commission
 - Review for neighborhood compatibility and consistency with the City's Design Guidelines and make a recommendation on the Architectural Review at the Development Review Hearing
- Development Review Hearing
 - Review recommendation from HLC and consistency with the Zoning Code and City's Design Guidelines



Existing Site

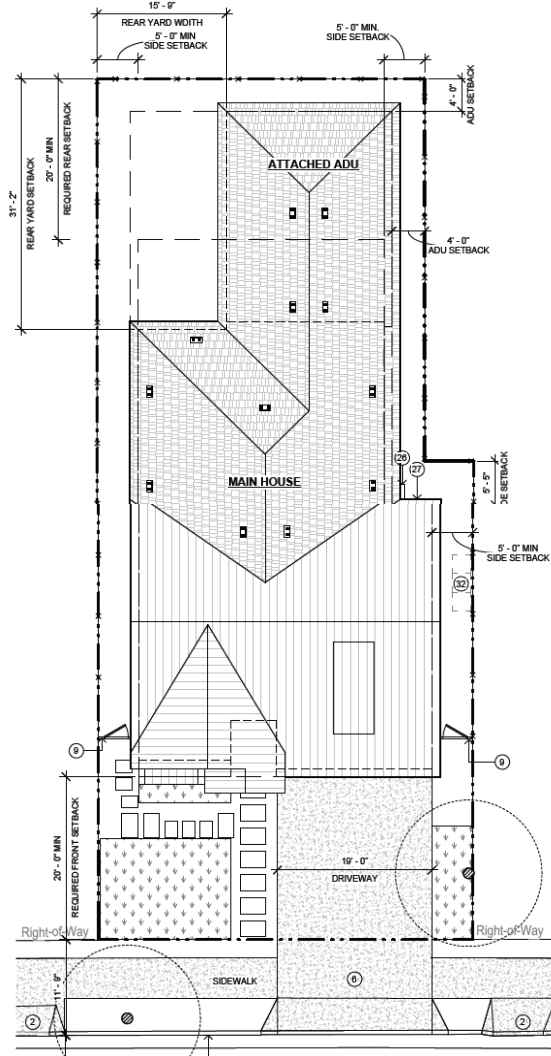
- **Size:** 4660 Square Feet
- **Surrounding Uses:**
 - N: Single Family
 - S: Single Family
 - E: Single Family
 - W: Single Family
- **Zoning:** R1-6L
- **General Plan Designation:** Very Low Density Residential



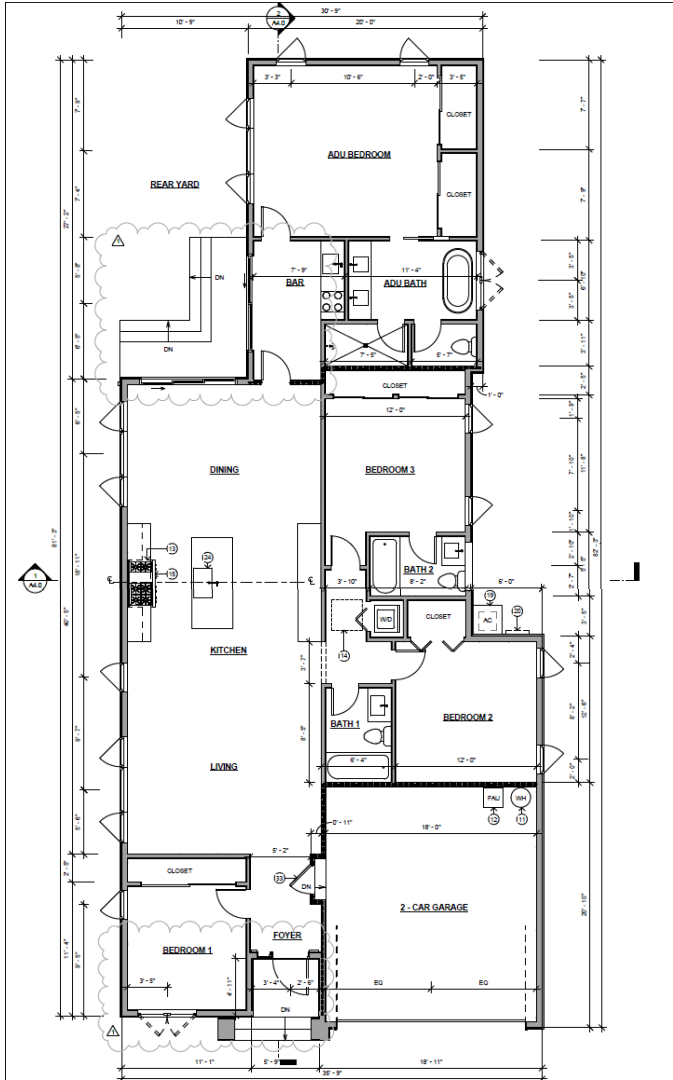


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Site Plan



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 front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
- The architectural features of the proposed design including the wood siding at the front of the structure, stucco siding on the rear of the structure, and the small front porch are true to the architectural form and appropriate for the neighborhood.
- The project proposes both a gable roof form on the street side of the house, and a hip roofed style to the rear of the property, mirroring both styles of roof forms seen in the area.



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 or Conversion of Small Structures), in that the proposed project is for the construction of a new single-family residence on a vacant lot, which meets Class 3 exemption requirements.



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 or Conversion of Small Structures) and **Approve** the Architectural Review for construction of a new 1,817 square-foot three bedroom, two-bathroom single-story residence with an attached two-car garage and accessory dwelling unit (ADU) at 645 Jackson Street, subject to the findings and conditions of approval.



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