



# **Development Review Hearing**

**Item 5 : PLN25-00267  
3037 Harding Avenue**

**November 19, 2025  
Alex Tellez, Assistant Planner**

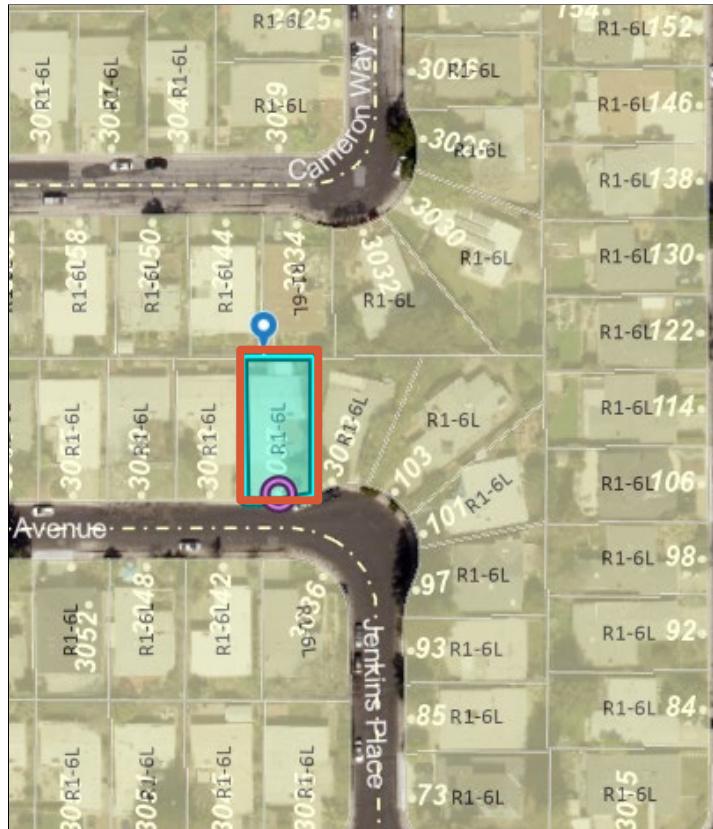


# Request

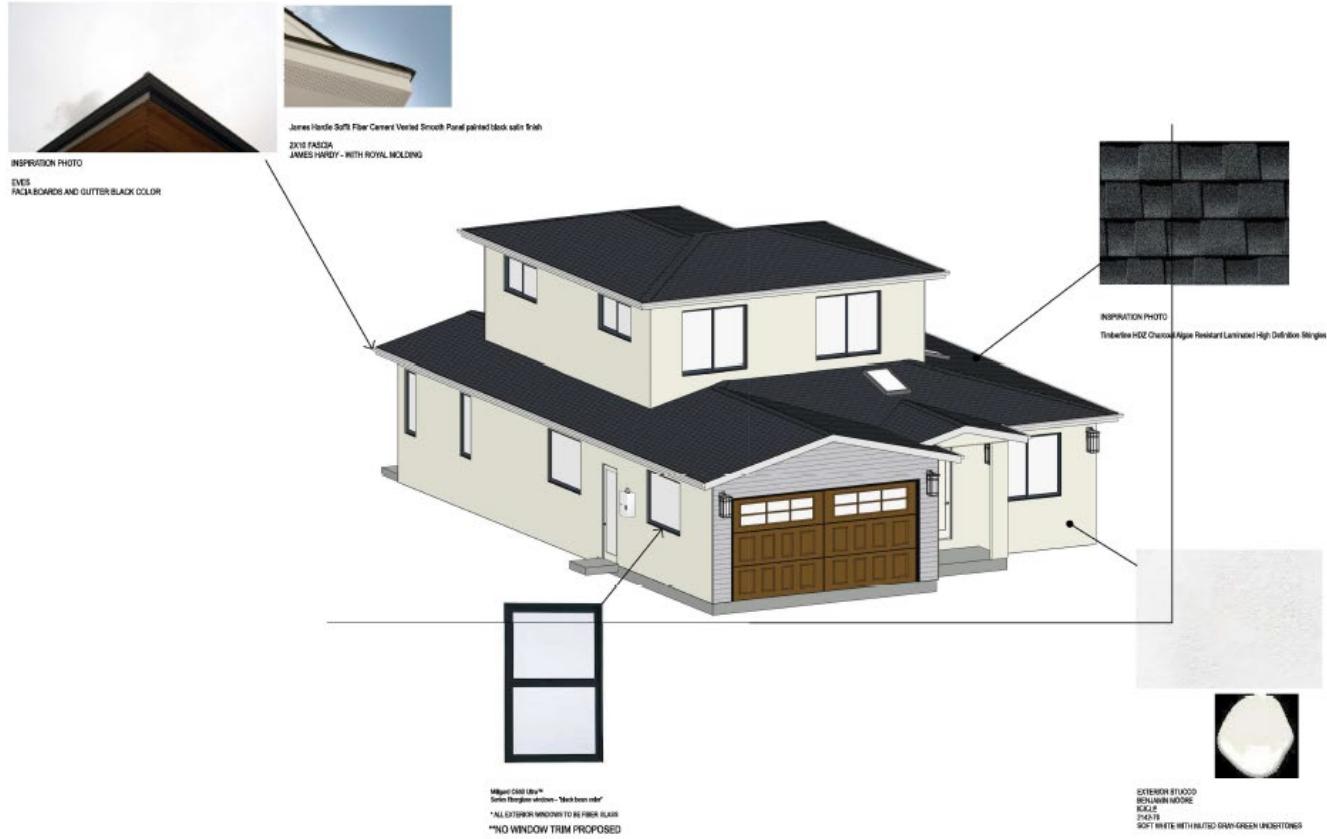
- **Architectural Review** for the demolition of an existing residential building to construct a 2,282 square foot four-bedroom, three-bathroom two-story single-family residence with a 400 square foot attached garage
- Per SCCC 18.120.020(D)(1) and SCCC 18.120.020(D)(7), the request to demolish an existing residence and built a new residence requires Architectural Review approval through a Development Review Hearing

# Existing Site

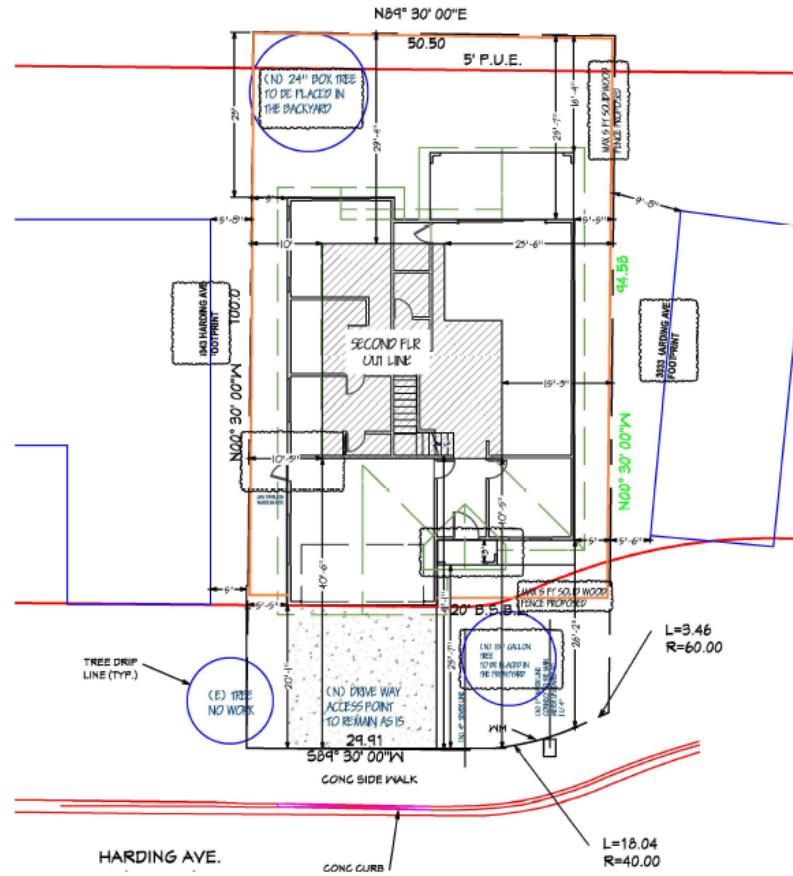
- **Acreage:** 0.12 (5,012 SF)
- **Surrounding Uses:**
  - **N:** Single-Family Residential (R1-6L)
  - **S:** Single-Family Residential (R1-6L)
  - **E:** Single-Family Residential (R1-6L)
  - **W:** Single-Family Residential (R1-6L)
- **Zoning:** Single-Family Residential (R1-6L)
- **General Plan Designation:** Very Low Density Residential



# Rendering



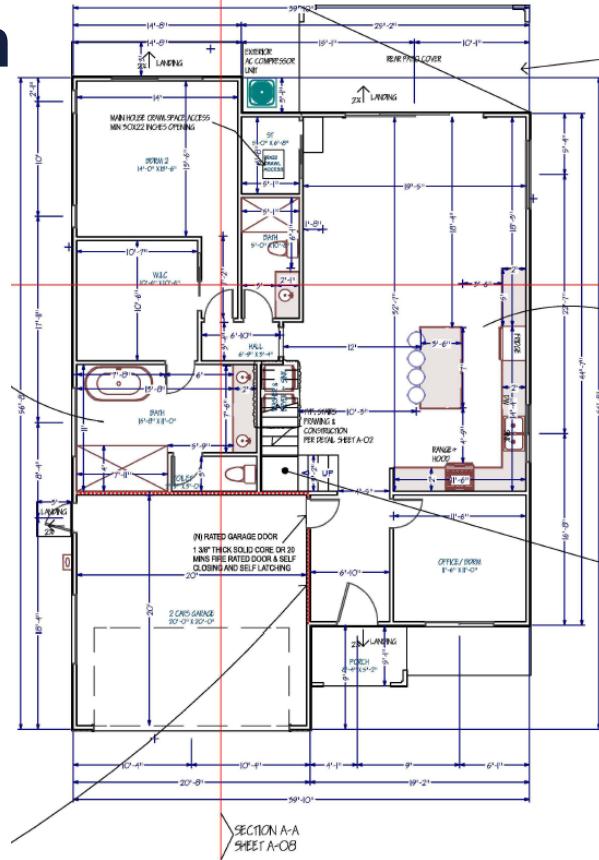
# Site Plan



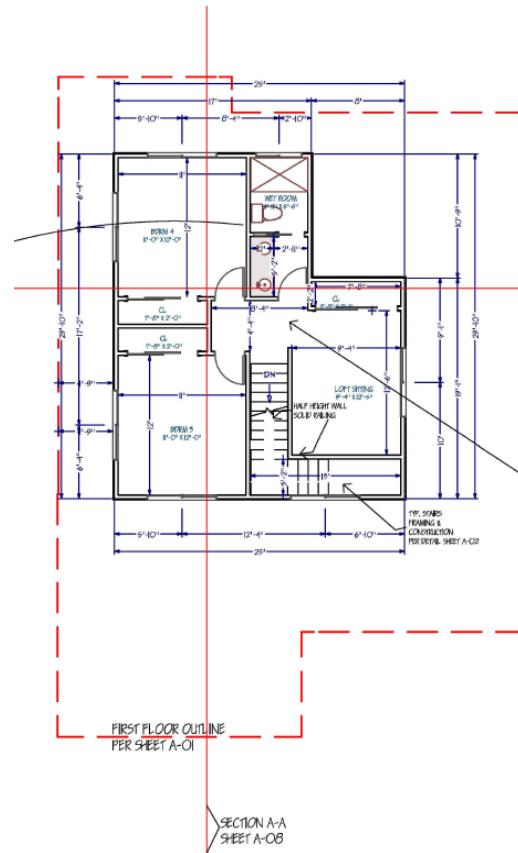
1 PROPOSE SITE PLAN  
50'-0"=10'



# Floor Plan



1 PROPOSE FLOOR PLAN  
FIRST FLOOR



1 PROPOSE FLOOR PLAN  
SECOND FLOOR



# 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 required first story setbacks, second story setbacks, & structural coverage maximums
  - The structure's height is below the maximum allowed at 23 feet and 2 inches.



# Consistency with Design Guidelines / Objective Standards

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

- Building height and bulk is appropriate relative to the neighborhood.
- The architectural features of the proposal are appropriate for the neighborhood
- The roof materials, building materials, and finishes work in conjunction with one another are consistent with the architectural style of the building.



# Consistency with Design Guidelines / Objective Standards

The proposed project will be consistent with City's Single-Family and Duplex Residential Design Guidelines (2014), after the following occurs:

- Add wainscoting to the right portion of the front elevation carrying it over to the side.
- Simplify the architectural feature on the entry feature to reduce its complexity and increase the depth of the columns at the entry feature to a foot.
- Limit light fixtures to the garage and entryway to reduce the complexity of the front elevation.

These comments were added as Conditions of Approval to the project.



# CEQA Evaluation

- The project is found to be Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.



# Recommendation

- **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and
- **Approve** the Architectural Review for the demolition of an existing residential building to construct a 2,282 square foot four-bedroom, three-bathroom two-story single-family residence with a 400 square foot attached garage on a 5,012 square foot lot at 3037 Harding Avenue, subject to findings and conditions of approval.



# City of Santa Clara

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