



Development Review Hearing

**Item 2 : PLN25-00295
2892 Mesquite Drive**

December 10, 2025

Alex Tellez, Assistant Planner



Request

- **Architectural Review** for a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage
- Per SCCC 18.120.020(D)(1), the request to expand an existing second story element requires Architectural Review approval through a Development Review Hearing.



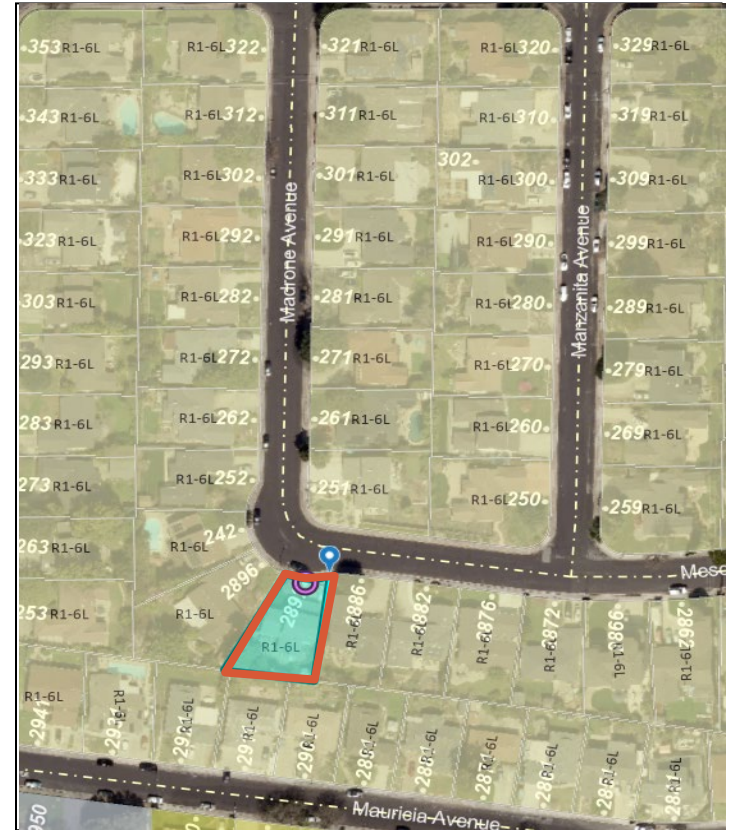
Process

- **Development Review Hearing**
 - The request was reviewed in the November 19, 2025, Development Review Hearing
 - Item was continued due to technical difficulties during the meeting and to allow community feedback to be received.



Existing Site

- **Acreage:** 0.17 (7,351 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



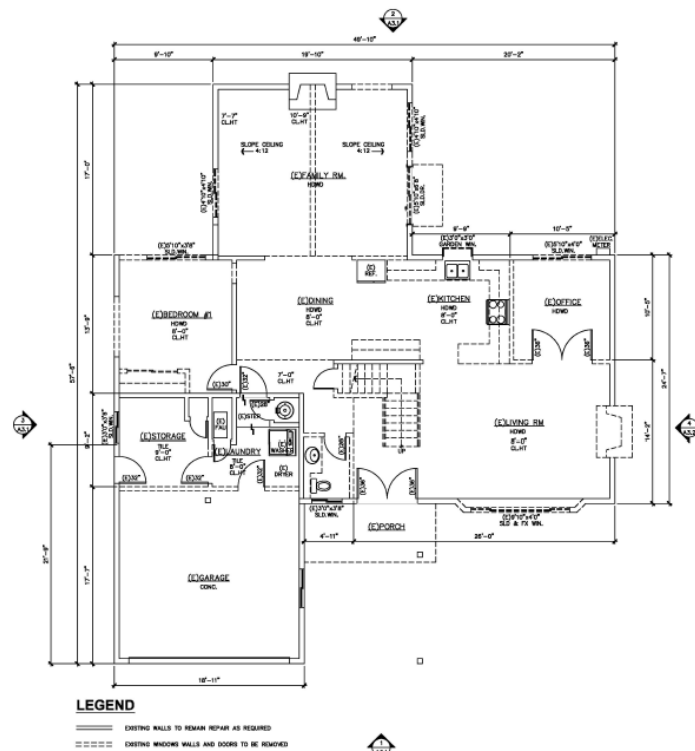
Rendering



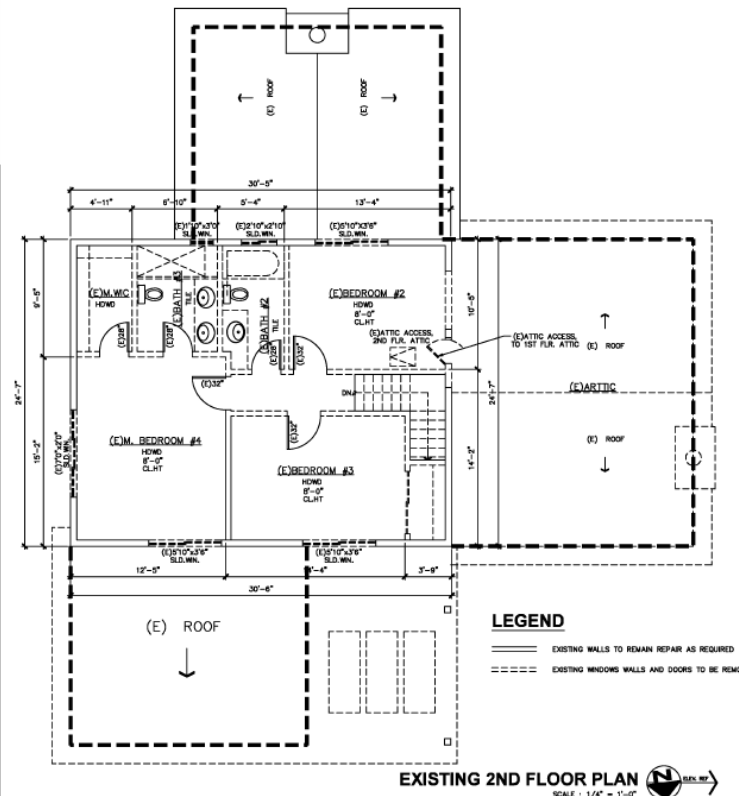
Site Plan



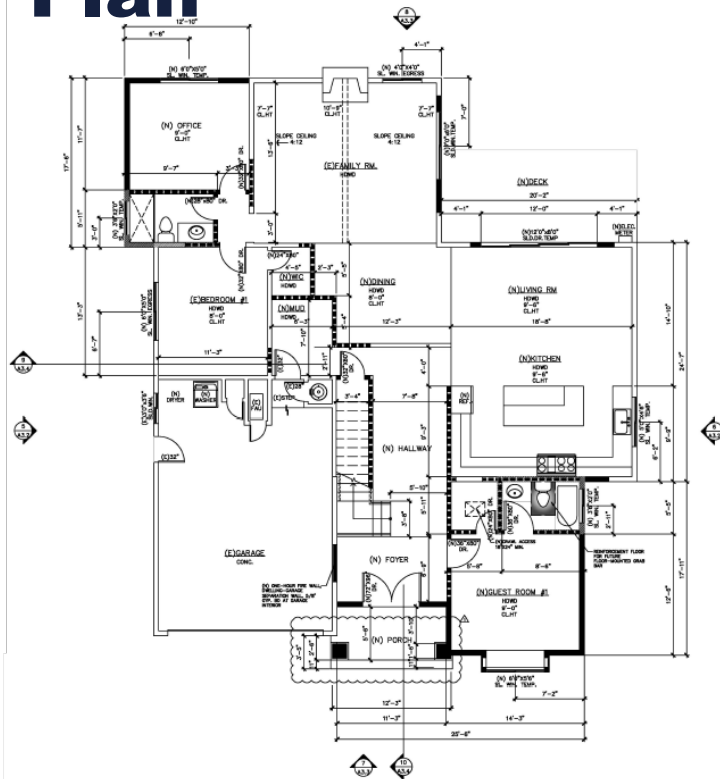
Floor Plan



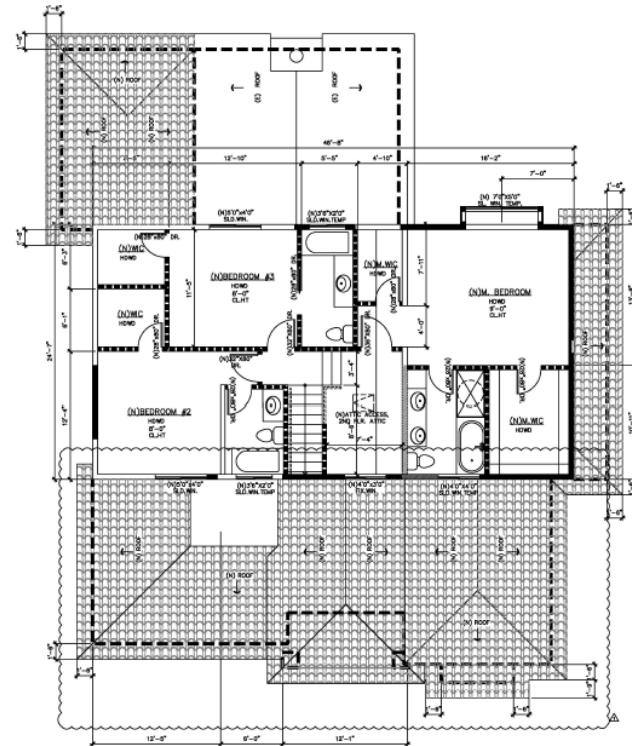
EXISTING 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



Floor Plan



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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 require first story setbacks, second story setbacks for the new construction.
 - The structure's height is at the maximum allowed at 25 feet



Consistency with Design Guidelines / Objective Standards

The proposed project doesn't comply with the City's Single-Family and Duplex Residential Design Guidelines (2014), in that:

- The proposal's height and bulk is not appropriate relative to the neighborhood.
- The proposal doesn't adhere to the prevailing development pattern in the subdivision.
- The proposal has scale, shadow, view, and light impacts to the adjacent property.

Staff recommends the following Conditions of Approval:

- **Front Yard Landscape:** Bushes and code-compliant hedges shall be added to the front yard
- **Guest Bedroom Setback:** The guest bedroom shall adhere to the prevailing development pattern by providing a greater front and side setback.



CEQA Evaluation

- The project is found to be Categorical 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.



Public Contact

- A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 26, 2025, to 67 owners/tenants.
 - Staff received one public comments in opposition to the proposal after the staff report was written.
 - The comments were regarding the massing, size of the proposal, setbacks, and how it would reduce the concerns' privacy.



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 construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to **findings and conditions of approval**



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