



Developmental Review Hearing

**Item # 2:
1279 Las Palmas Drive**

March 12, 2025

Daniel Sobczak, Associate Planner



Request

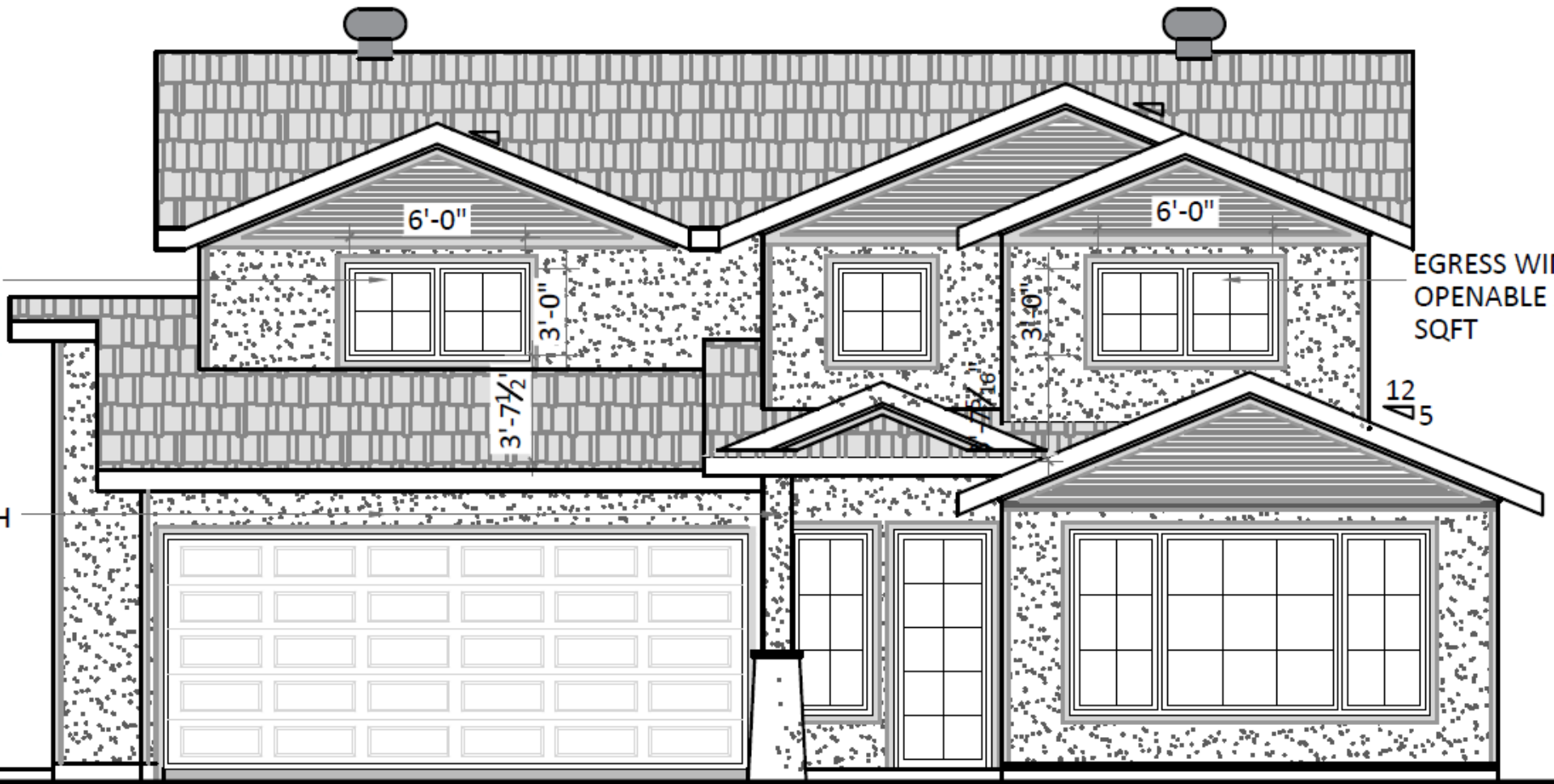
- Action on the Architectural Review (PLN25-00008) of the Proposed Demolition of an Existing Single-Family Residence and the Construction of a 2,591 square-foot Five Bedroom, Five and One half-Bathroom Two-Story Residence with an Attached Two Car Garage at 1279 Las Palmas Drive.
- Architectural Review to construct a new single-family home is required per the Santa Clara City Code 18.120(D)1.



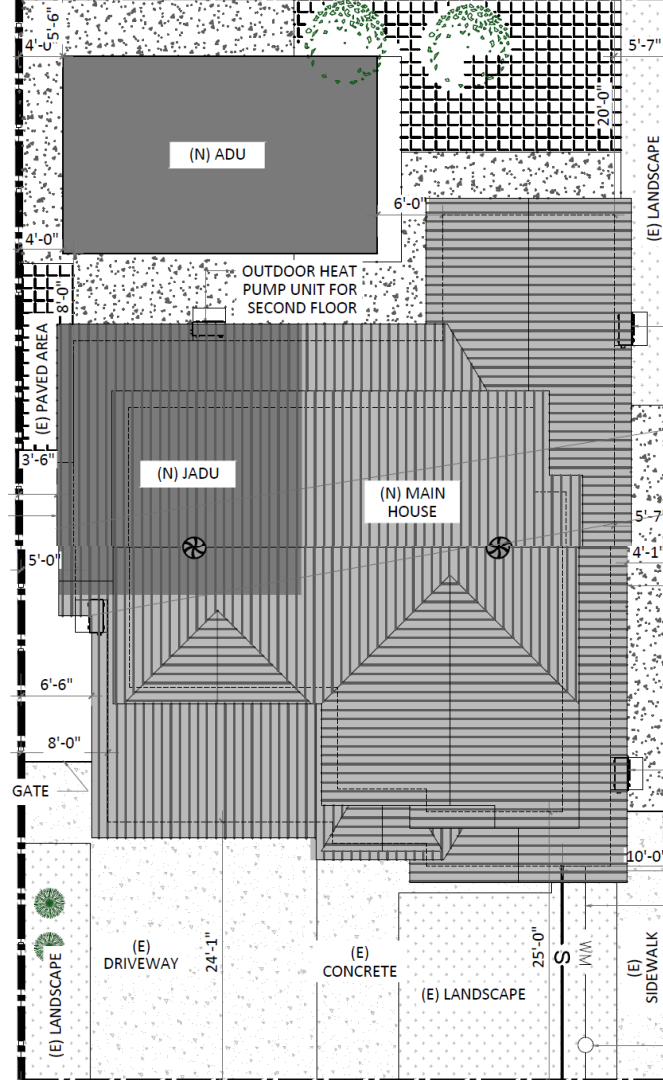
Existing Site

- **Size:** 6000 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



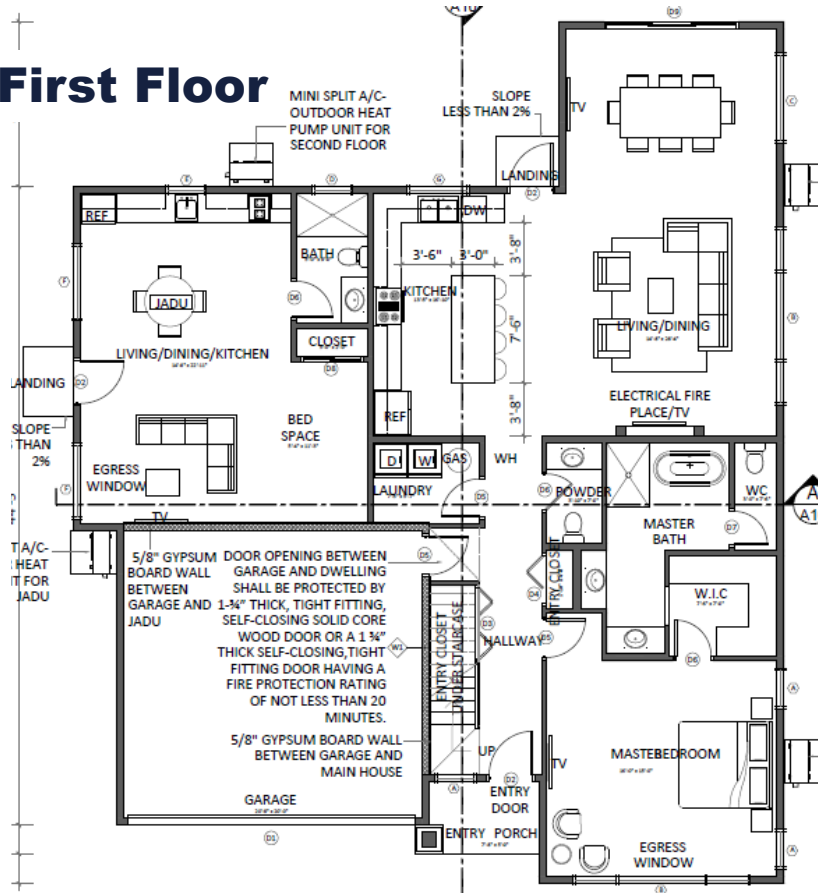


Site Plan

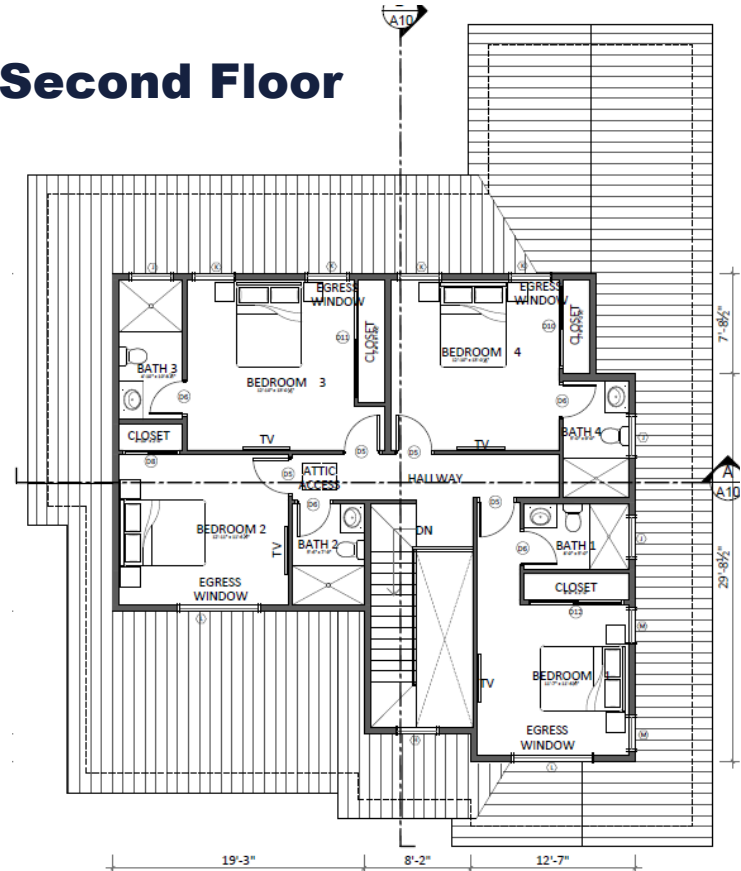


Floor Plan

First Floor



Second Floor





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 proposed to be at 50% of the first floor, which is consistent with the guideline that second floor areas should not exceed approximately 66% of the first-floor area.
- The proposed second floor meets the step back guidelines in that the second-floor areas are set back at least five feet from the front wall and about five feet from the side walls of the first floor.
- The architectural style and design of the proposed addition are compatible with the architectural form of the existing residence and for the neighborhood. Most of the residences in the neighborhood are single story and are a mix of post-war style homes with gabled or hipped roofs. The proposed structure has stucco siding, material transitions on gable ends, stone veneer wrapped porch column, and asphalt shingle roofing.



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 removal of a single-family residence and the construction of a new single-family residence 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 15301(e)(1) (Class 1 - Existing Facilities) and **Approve** the Architectural Review for a demolition of an existing single-family residence and the construction of a 2,591 square-foot five bedrooms, five and one half-bathroom residence with an attached two car garage and JADU at 1279 Las Palmas, subject to the findings and conditions of approval.



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