

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA OVERRULING THE APPEAL AND UPHOLDING THE DEVELOPMENT REVIEW HEARING APPROVAL OF THE ARCHITECTURAL REVIEW PERMIT FOR 2892 MESQUITE DRIVE.

PLN25-00561 (Architectural Review Permit)

WHEREAS, on July 23, 2025, Ling Zhou (“Owner”); filled an Architectural Review application (“Project”) for 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 at 2892 Mesquite Drive (“Project Site”);

WHEREAS, the Project Site is currently zoned Single-Family Residential (“R1-6L”) and has a General Plan land use designation of Very Low Density Residential;

WHEREAS, the Project proposes an expansion of an existing second story in a single-family residence (“Scope of Work”);

WHEREAS, Santa Clara City Code (“SCCC”) 18.120.020 requires that this Scope of Work be approved through a Development Review Hearing;

WHEREAS, on December 10, 2025, a duly noticed Development Review Hearing was held to consider the Project, and at the conclusion of the hearing, the Development Review Officer approved the Architectural Review;

WHEREAS, pursuant to SCCC Section 18.120.020.K, the decision in the Development Review Hearing is appealable to the Planning Commission in compliance with SCCC Section 18.144;

WHEREAS, on December 17, 2025, Sorin Spanoche (“Applicant”) filed a timely appeal of the Development Review Hearing decision to the Planning Commission. The appellant is the neighbor;

WHEREAS, pursuant to SCCC Section 18.144, on January 29, 2026, notices of the public meeting for the Planning Commission Hearing of February 11, 2026, were mailed to properly owners within a 300 feet radius;

WHEREAS, pursuant to SCCC Section 18.146.020, on February 4, 2026, notices of the public hearing of February 11, 2026, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and,

WHEREAS, on February 11, 2026, the Planning Commission held a duly noticed public hearing to consider the Appeal during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby overrules the Appeal and upholds the Approval of the Architectural Review Permit for 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 located at the Project Site, subject to Conditions of Approval, attached hereto by this reference.
3. That based upon substantial evidence in the record of the hearing, including the facts stated in this resolution, the Planning Commission hereby finds that:
 - a. That any off-street parking areas, screening strips, and other facilities and improvements necessary to secure the purpose and intent of the Zoning Code and the General Plan are a part of the proposed development, in that:

- i. The proposal is consistent with SCCC 18.38.060.D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep.
 - ii. The proposed parking spaces are not located in the required front yard or side yard landscape areas as they are in the existing garage.
 - iii. The vehicle parking is in an all-weather material surfaced area.
 - b. That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:
 - i. The proposed construction would not create any traffic congestion or hazards.
 - ii. The public streets are adequate in size to accommodate a single-family residence of this size.
 - iii. The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.
 - c. That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by the Zoning Code and the General Plan, in that:
 - i. Building height and bulk is appropriate relative to the neighborhood.
 - ii. Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.
 - iii. Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.

- iv. A tree will remain in the front yard to provide shade, soften the building, improve the streetscape, and comply with the City's Climate Action Plan.
- d. That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that
 - i. The project is subject to the California Building Code and City Code requirements. Which serve to regulate new construction to protect public health, safety, and general welfare.
- e. That the proposed development, as specified in the plans and drawings, are consistent with the set of more detailed policies and criteria for Architectural Review as approved and updated from time to time by the Council, which set shall be maintained in the Department. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of the Zoning Code, in that:
 - i. With adherence to condition P3 of the Conditions of Approval, the proposed construction is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
 - ii. As conditioned, the project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
 - iii. The proposed construction complies with the R1-6L Zoning District's development standards.

iv. The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

3. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE _11_ DAY OF FEBURARY, 2026, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAINED: COMMISSIONERS:

ATTEST: _____
AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Conditions of Approval
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