# City of Santa Clara

## Meeting Agenda

## Development Review Hearing

**Wednesday, October 14, 2026** **4:00 PM** **Hybrid Meeting**
**City Hall Council**
**Chambers/Virtual**
**1500 Warburton Avenue**
**Santa Clara, CA 95050**

The City of Santa Clara is conducting the Development Review Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

o Via Zoom:
o https://santaclaraca.zoom.us/j/92950218717
Meeting ID: 929 5021 8717
o Phone: 1 (669) 900-6833

How to Submit Written Public Comment Before Development Review Hearing Meeting:
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**CALL TO ORDER AND ROLL CALL**

**26-1096** Declaration of Procedures

**CONSENT CALENDAR**

1. **26-1095** Development Review Hearing Meeting Minutes of September 16, 2026

***Recommendation:*** Approve the Development Review Hearing Meeting Minutes of the September 16, 2026, meeting.

## PUBLIC PRESENTATIONS

*[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]*

## GENERAL BUSINESS

2. **26-1057** Continuance of the Architectural Review (PLN25-00536) for the Demolition of the Existing Structures and Construction of a Three-Story, 692,634 Square-Foot Office Building with Three Levels of Below-Grade Parking Totaling 2,050 Stalls, Surface Parking Covered by a Photovoltaic Trellis, and a Pedestrian Bridge Spanning Walsh Avenue located at 2300 and 2350 Walsh Avenue to the November 18, 2026, Development Review Hearing

***Recommendation:*** Continue the item to the November 18, 2026, Development Review Hearing.

3. **26-992** Public Hearing: Action on an Architectural Review (PLN25-00274) for a 209 Square Foot First Floor Expansion and a 513 Square Foot Second Floor Expansion to an Existing Two-Story Residence Resulting in a 2,336 Square Foot Residence Located at 1640 Market Street within 200 Feet of a Historical Resource Inventory Property. CEQA Status: Exempt from CEQA per Section 15301 (Class 1 - Existing Facilities).

***Recommendation:*** **Determine** the project to be exempt from the California Environmental Quality Act ("CEQA") formal pursuant to CEQA Guidelines Section 15301 (Class 1 - Exiting Facilities), and **Approve** the Architectural Review for a 209 square foot first floor expansion and a 513 square foot second-story expansion to an existing two-story residence resulting in a 2,336 square foot residence, subject to the conditions of approval.

**4.** **26-858** Public Hearing: Action on the Architectural Review (PLN26-00227) of the Partial Demolition and 1,381 Square Foot Addition to an Existing One-Story Residence for a 2,425 Square-Foot One-Story Residence Located at 920 Blossom Drive. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 - New Construction).

***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"), and **Approve** the Architectural Review for demolition and addition to an existing one-story residence for a 2,425 square-foot one-story residence located at 920 Blossom Drive, subject to findings and conditions of approval.

**5.** **26-994** Public Hearing: Action on Architectural Review (PLN26-00149) of a 217 Square-Foot First-Floor Addition and the Construction of a 943 Square-Foot Two-Story Attached Accessory Dwelling Unit to an Existing Single-Story Residence on an 8,022 Square-Foot Lot at 1423 Maryann Drive. CEQA Status: Exempt from CEQA per Section 15332 (Infill Development Projects).

***Recommendation:*** **Determine** the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (Class 32 - In-fill Development Projects), and **Approve** the Architectural Review of a 217 square-foot first-floor addition and the construction of a 943 square-foot two-story attached accessory dwelling unit to an existing single-story residence, subject to the conditions of approval.

**6.** **26-1036** Public Hearing: Architectural Review (PLN25-00567) for the Construction of Two New Single-Family Residences, including the Demolition of an Existing Single-Family Dwelling and Detached Garage to Construct a Two-Story 1,462 Square Foot Residence and a One-Story 778 Square Foot Residence Consisting of Two Bedrooms and Two Bathrooms Located at 575 Franklin Street Within 200 Feet of a Historic Resource Inventory Property. CEQA Status: Exempt From CEQA Per Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

***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 a for demolition of an existing 894 square foot single family dwelling and 650 square foot detached garage to construct a two-story 1,462 square foot residence consisting of three bedrooms and two bathrooms and a one-story 778 square foot residence consisting of two bedrooms and two bathrooms, located at 575 Franklin Street, subject to the findings and conditions of approval.

**7.** **26-1025** Public Hearing: Action on Architectural Review (PLN26-00260) of a 389 Square-Foot First Floor Addition and a 476 Square-Foot Second Floor Addition to an Existing Single-Family Residence on an Existing 8,408 Square-Foot Lot at 2895 Stevenson Street. CEQA Status: Exempt from CEQA per Section 15332 (In-Fill Development Projects).

***Recommendation:*** **Determine** the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), and **Approve** the Architectural Review for a 389-square-foot first-floor addition and a 476-square-foot second-floor addition to an existing single-family residence, subject to conditions of approval.

## ADJOURNMENT

*The next regular scheduled meeting is November 18, 2026 at 4 p.m. at City Hall Council Chambers and via Zoom.*

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

City of Santa Clara
The Center of What's Possible

## DEVELOPMENT REVIEW HEARING
## DECLARATION OF PROCEDURES

The Hearing Officer for this agenda will be Sheldon Ah Sing onbehalf of and delegated by the Director of Community Development Afshan Hamid.

The hearing procedure and order of input will be as follows:

1. Each project will be identified as described on the agenda.
2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, staff will provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then take action on the item.

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.**

26-1095 Agenda Date: 10/14/2026

# REPORT TO DEVELOPMENT REVIEW HEARING

## SUBJECT

Development Review Hearing Meeting Minutes of September 16, 2026

## RECOMMENDATION

Approve the Development Review Hearing Meeting Minutes of the September 16, 2026, meeting.

# City of Santa Clara

## Meeting Minutes

## Development Review Hearing

**09/16/2026** **4:00 PM**

**Hybrid Meeting**
**City Hall Council**
**Chambers/Virtual**
**1500 Warburton Avenue**
**Santa Clara, CA 95050**

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**CALL TO ORDER AND ROLL CALL**

**Development Review Officer Sheldon Ah Sing** called the meeting to order at 4:00 p.m.

26-987 Declaration of Procedures

**Development Review Officer Sheldon Ah Sing** read the Declaration of Procedures.

## CONSENT CALENDAR

**1.** 26-934 Development Review Hearing Meeting Minutes of August 19, 2026

***Recommendation:*** Approve the Development Review Hearing Meeting Minutes of the August 19, 2026, meeting.

**Action: Development Review Officer Sheldon Ah Sing approved the consent calendar.**

## PUBLIC PRESENTATIONS

None.

## GENERAL BUSINESS

**2.** 26-986 Continuance of the Architectural Review (PLN25-00536) for the Demolition of the Existing Structures and Construction of a Three-Story, 692,634 Square-Foot Office Building with Three Levels of Below-Grade Parking Totaling 2,050 Stalls, Surface Parking Covered by a Photovoltaic Trellis, and a Pedestrian Bridge Spanning Walsh Avenue located at 2300 and 2350 Walsh Avenue to the October 7, 2026, Development Review Hearing

***Recommendation:*** Continue the item to the October 7, 2026, Development Review Hearing.

**Action: Development Review Officer Sheldon Ah Sing announced that the Architectural Review for 2300 and 2350 Walsh Avenue was continued date certain to the October 14, 2026, Development Review Hearing meeting.**

**3.** 26-941 PUBLIC HEARING: Action on Architectural Review (PLN26-00244) to Demolish Two Existing Office Buildings for an Office Campus Landscape Amenity at 2821 and 2801 Scott Boulevard. CEQA Status: Exempt from CEQA per Section 15301 Class 1, Existing Facilities.

***Recommendation:***

**Determine** the project to be exempt from CEQA pursuant to Section 1530 (Class 3) (New Construction or Conversion of Small Structure) of the CEQA guidelines and **Approve** the Architectural Review to demolish two existing single-story office buildings and convert the former building footprints into a landscaped amenity for the office campus at 2821 and 2801 Scott Boulevard, subject to the findings and conditions of approval.

**Senior Planner Steve Le** provided a staff presentation.

**Applicant's Representatives Arpit Shah, Robert Shurell, and Marcel Wilson** provided a presentation.

Public Speakers: **None.**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**

**4.** 26-914 Public Hearing: Action on the Architectural Review (PLN26-00333) for the Replacement of 1,500 Square Feet of Existing Stucco to Seven-Inch Plank Cedar Mill Siding on an Existing One-Story Residence located at 2727 Forbes Avenue. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 -- Existing Facilities).

***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 the replacement of 1,500 Square Feet of existing stucco to fiber cement siding, located at 2727 Forbes Avenue, subject to the findings and conditions of approval.

**Development Review Officer Sheldon Ah Sing** waived the staff presentation.

Public Speakers: **None.**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**

**5.** 26-884 Public Hearing: Action on the Architectural Review (PLN26-00047) for an 882 Square Foot Attached Accessory Dwelling Unit (ADU) to an Existing 2,215 Square Foot One-Story Single-Family Residence located at 150 Elmhurst Court. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 -- Existing Facilities).

***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 882 square-foot attached Accessory Dwelling Unit to an existing 2,215 square-foot single-story single-family residence, located at 150 Elmhurst Court, subject to the findings and conditions of approval.

**Development Review Officer Sheldon Ah Sing** waived the staff presentation.

**Applicant Yatrik Mehta** spoke about the project.

Public Speaker:
**Oscar Bisurto**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**

**6.** 26-862 Public Hearing: Action on the Architectural Review (PLN26-00268) for the Complete Demolition of The Existing Single-Story Residence and the Construction of a New 3,309 Square Foot Two-Story Residence With Six-Bedrooms and Six-And-A-Half Bathrooms Located at 826 Christopher Court. CEQA Status: Exempt from CEQA per Section Guidelines Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

***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 the complete demolition of the existing single story residence and the construction of a new 3,309 square foot two story residence with six bedrooms and six and a half bathrooms, located at 826 Chrsitopher Court, subject to the findings and conditions of approval.

**Planning Manager Lesley Xavier** provided the staff presentation.

**Applicant Stephen Mao and Applicant's Representative Wanchen Cai** spoke about the project.

Public Speaker:
**Oscar Bisurto**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**

**7.** 26-878 Public Hearing: Action on the Architectural Review (PLN26-00272) for a 619 Square Foot First Floor Addition to an Existing 2124 Square Foot One-Story Residence Resulting in a 3,170 Square Foot One-Story Residence located at 2790 Glorietta Circle. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 -- Existing Facilities).

***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 619 square foot addition to an existing 2,124 square foot single story residence with a 427 square foot garage resulting in a 3,170 square foot single story residence with five bedrooms and bathrooms, located at 2790 Glorietta Circle, subject to the findings and conditions of approval.

**Development Review Officer Sheldon Ah Sing** waived the staff presentation.

Public Speakers: **None.**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**

**8.** 26-859 Architectural Review and Major Significant Property Alteration Permit (PLN26-00281) for the Proposed Addition of a Right-Side Dormer on the Second Story, Two New Double Hung Windows, and Extension of the Rear Roof to the Existing Ridgeline of the Existing Two-Story Residence Listed on the Historic Resource Inventory, Located at 580 Lincoln Street.

***Recommendation:*** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Exemption Sections 15332 - Infill and 15331 (Historical Resource Restoration/Rehabilitation), and **Approve** the Architectural Review for the addition of a right-side dormer on the second story, two new double hung windows, and extension of the rear roof to the existing ridgeline of the existing two-story residence listed on the Historic Resource Inventory.

**Development Review Officer Sheldon Ah Sing** waived the staff presentation.

**Applicant's Representative David Kesting** spoke about the project.

Public Speakers: **None.**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**

## ADJOURNMENT

The meeting adjourned at 5:01 p.m.

The next regular scheduled meeting is on October 14, 2026, at 4 p.m. in the City Hall Council Chambers and via Zoom.

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MEETING DISCLOSURES

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26-1057 Agenda Date: 10/14/2026

# REPORT TO DEVELOPMENT REVIEW HEARING

## SUBJECT

Continuance of the Architectural Review (PLN25-00536) for the Demolition of the Existing Structures and Construction of a Three-Story, 692,634 Square-Foot Office Building with Three Levels of Below-Grade Parking Totaling 2,050 Stalls, Surface Parking Covered by a Photovoltaic Trellis, and a Pedestrian Bridge Spanning Walsh Avenue located at 2300 and 2350 Walsh Avenue to the November 18, 2026, Development Review Hearing

**File No.:** PLN25-00536
**Location:** 2300 and 2350 Walsh Avenue; a 15.9-acre lot located on the south side of Walsh Avenue between San Tomas Aquino Creek and San Tomas Expressway
**Applicant:** Devcon, Inc.
**Owner(s):** NVIDIA
**Request:** Architectural Review of a three-story, 692,634-square-foot office building with three levels of below-grade parking totaling 2,050 stalls, surface parking covered by a photovoltaic trellis, and a pedestrian bridge spanning Walsh Avenue

## DISCUSSION

At the September 16, 2026, Development Review Hearing (DRH), the Development Review Officer continued the item to the October 14, 2026, DRH to allow the property owner additional time to finalize the California Environmental Quality Act (CEQA) document for the proposed project. The project will be further continued to the November 18, 2026 hearing.

## RECOMMENDATION

Continue the item to the November 18, 2026, Development Review Hearing.

Prepared by: Rebecca Bustos, Principal Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

**26-992** **Agenda Date: 10/14/2026**

# REPORT TO DEVELOPMENT REVIEW HEARING

## SUBJECT

Public Hearing: Action on an Architectural Review (PLN25-00274) for a 209 Square Foot First Floor Expansion and a 513 Square Foot Second Floor Expansion to an Existing Two-Story Residence Resulting in a 2,336 Square Foot Residence Located at 1640 Market Street within 200 Feet of a Historical Resource Inventory Property. CEQA Status: Exempt from CEQA per Section 15301 (Class 1 - Existing Facilities).

**File No.:** PLN 25-00274
**Location:** 1640 Market Street, a 7,500-square-foot lot, located on the southern side of Market Street mid-block between Isabelle Street and Lincoln Street:
**Applicant:** Jun Ruan
**Owner(s):** Denis Crasta
**Request:** Architectural Review for a 209 square foot first floor expansion and a 513 square foot second-story expansion to an existing two-story residence.

## PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

## POINTS FOR CONSIDERATION

- The site is surrounded by one- and two-story single-family residences, with several Historic Resource Inventory ("HRI") properties within the vicinity. See the Vicinity Map in Attachment 1.
- The site consists of a 1,969-square-foot, two-story, three-bedroom, two-bathroom English Cottage Revival-style residence built in the 1930s.
- There are no significant historical features in the existing residence other than the structure's age; therefore, it has been determined not eligible to be listed in the HRI.
- Per the Santa Clara City Code 18.120.D.7, the request for an addition to an existing second-story residence requires Architectural Review approval through a Development Review Hearing ("DRH").
- The proposal will be a 2,336-square-foot two-story single-family residence with a detached garage.
- The proposal was referred to the Historical Landmarks Commission ("HLC") on September 3, 2026, in accordance with Santa Clara City Code ("SCCC") 18.130.070, as the project is within 200 feet of 1680 Market Street and 580 Lincoln Street, HRI properties.
- The HLC reviewed the project for neighborhood compatibility and recommended approval in a 6 to1 vote, as they found that the project will not adversely impact the integrity of the HRI-listed properties within 200 feet of the subject property.
- The proposed addition will match the existing legal non-conforming first- and second-story side setbacks of three feet seven inches. Per SCCC 18.92.040(A)(2), existing nonconforming

side setbacks of at least three feet are allowed to be extended to the rear of the dwelling for one-story expansions. The applicant has requested a variance for the second-floor setback; however, there is no interior side setback requirement for the second story in the R-3 Zoning District.

- The proposed second-story addition will be incorporated into the roof form, so it will not be visible from the street.
- The proposed construction materials (stucco paint & roof shingles) are like the existing materials found in the residence, which allows the addition to blend in with the existing architecture.
- The project is consistent with the City's Single-Family & Duplex Residential Design Guidelines ("Residential Guidelines")(2014):
    - The design maintains the existing tall gable form and allows for the retention of two-story wall heights in select locations, which is consistent with the existing architectural character of the residence.
    - The second story would not appear bulky from the street, as the existing front will not be altered.
    - All changes to the property are to the rear of the residence, which will retain the original style and character of the neighborhood.
- The proposed project meets the required findings outlined in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

## FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
    - The proposal is consistent with SCCC 18.38.060.D as the existing garage meets the minimum two-car parking space dimensions of 17 feet wide by 18 feet deep.
    - The parking spaces are not located in the required front or side yard as they are in the existing garage.
    - The parking spaces are in an all-weather material surfaced area.

2) *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:*
    - The proposed construction would not create any traffic congestion or hazards.
    - The public streets are adequate in size to accommodate a single-family residence of this size.
    - The proposed design matches nearby residences in scale and would not impair the desirability of the neighborhood.

3) *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 this title and the general plan of the City, in that:*

- The building height and bulk are appropriate relative to the neighborhood.
- Roof materials, building materials, and finishes work in conjunction with one another and are consistent with the proposed architectural style of the building.
- Architectural features of the proposed design are true to the architectural form and are appropriate for the neighborhood.

*4) 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:*

- The property is subject to the California Building Code and City Code requirements. Which serves to regulate new construction to protect public health, safety, and general welfare.

*5) That the proposed development, as set forth 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 City Council, which set shall be maintained in the planning division office. 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 this title, in that:*

- The proposed construction is consistent with the Residential Guidelines:
  - The project will maintain a design that is compatible with the scale and character of the neighborhood as it will have similar massing as the adjacent properties.
- The proposed construction complies with the R-3 Zoning District development standards.
- The proposed construction, on balance, complies with the intent of the Santa Clara General Plan and all its policies.

## CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

## ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), in that the project is a small addition to the existing single-family residence.

## PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 56 property owners and tenants within a 300-foot radius of the project site on October 4, 2026. As of the writing of this report, planning staff has not received any public comments for this application.

## RECOMMENDATION

**Determine** the project to be exempt from the California Environmental Quality Act ("CEQA") formal

pursuant to CEQA Guidelines Section 15301 (Class 1 - Exiting Facilities), and **Approve** the Architectural Review for a 209 square foot first floor expansion and a 513 square foot second-story expansion to an existing two-story residence resulting in a 2,336 square foot residence, subject to the conditions of approval.

Prepared by: Alex Tellez, Associate Planner, Community Development Department
Reviewed by: Nimisha Agrawal, Senior Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

## ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Site Plan

City of Santa Clara

# Vicinity Map (Zoning) - 1640 Market Street

## Legend

Zoning

Land Parcels

OS - Parks/Open Space

Base Layers

Site Addresses

Single

Utility

Streets

Land Parcels

Land Parcels

Imagery2024

Red: Band_1

Green: Band_2

Blue: Band_3

## Notes

PLN25-00274

created on 10/16/2025 16:22:00

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# Vicinity Map (General Plan) - 1640 Market Street

## Legend

General And Specific Plans

General Plan Phase II: 2015-2023

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Public / Quasi Public

Base Layers

Site Addresses

- Single
- Utility

Streets

Land Parcels

- Land Parcels

Imagery2024

- Red: Band_1
- Green: Band_2
- Blue: Band_3

## Notes

PLN25-00274

created on 10/17/2025 09:56:41

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Attachment 2: Project Data/Compliance**

**Project Address: 1640 Market Street** **Project Number: PLN25-00274**
**Zoning: R1-6L**

| Standard | Existing | Proposed | Requirement | Complies? (Y/N) |
|---|---|---|---|---|
| **Lot Area (SF) (min):** | 7,500 | 7,500 | 6,000 | Y |
| **Building Square Footage (SF)** | | | | |
| **1st Floor:** | 1,108 | 1,317 | -- | -- |
| **2nd Floor:** | 506 | 1,019 | -- | -- |
| **Garage** | 355 | 355 | -- | -- |
| **Accessory Building:** | 98 | 98 | 600 SF max | |
| **Total:** | 2,067 | 2,789 | -- | -- |
| **Floor Area Ratio:** | -- | -- | -- | -- |
| **% of 2nd floor to 1st floor:** | .45 | .77 | 66% max | N |
| **Building Coverage (%)** | | | | |
| **Building Coverage (All):** | 27.5% | 37.2% | 40% max | Y |
| **Rear Yard Accessory Building Coverage:** | -- | -- | 40% max | -- |
| **Main Building Setbacks (FT)** | | | | |
| **Front (1st floor):**<br>**(2nd floor):** | 20<br>43'-3" | 20<br>43'-3" | 20<br>25 | Y<br>Y |
| **Left Side (1st floor):**<br>**(2nd floor):** | 8'-4"<br>8'-4" | 8'-4"<br>8'-4" | 5<br>10 | Y<br>N |
| **Right Side (1st floor):**<br>**(2nd floor):** | 3'-7"<br>3'-7" | 3'-7"<br>3'-7" | 5<br>10 | N<br>N |
| **Rear (1st floor):**<br>**(2nd floor):** | 85<br>85 | 79'-6"<br>79'-6" | 20<br>20 | Y<br>Y |
| **Height (FT)** | | | | |
| **Main building:** | 20 | 23'-3" | 25 | Y |
| **# of Bedrooms/Bathrooms:** | 3/2 | 3/2 | -- | -- |
| **Parking:** | | | | |
| **Is the site Gov. Code 65863.2 (AB 2097) eligible?** | | | | N |
| **Off-street** | 2 | 2 | 2 | Y |
| **Common Living Area (SFR)** | >25% | >25% | Min 25% | Y |
| **Open Landscaped Area (Front):** | >35% | >35% | Min 35% | Y |

**Conditions of Architectural Review Approval**

**PLN25-00274 / 1640 Market Street**

**Architectural Review for a 209 Square Foot First Floor Expansion and a 513 Square Foot Second Floor Expansion to an Existing Two-Story Residence Resulting in a 2,336 Square Foot Residence With Three Bedrooms and Three Bathrooms**

## GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is October 21, 2028

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

## DURING CONSTRUCTION

P1. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P2. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P3. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban

Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

**OPERATIONAL CONDITIONS**

P4. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P5. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P6. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

**KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

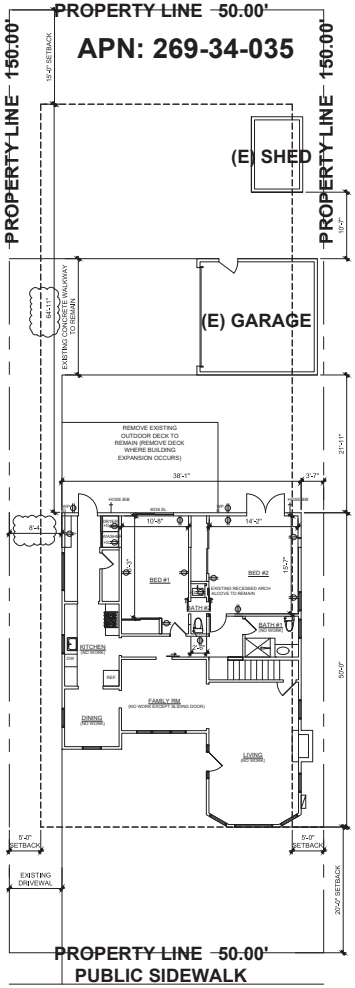
Signature: _____

Printed Name: _____

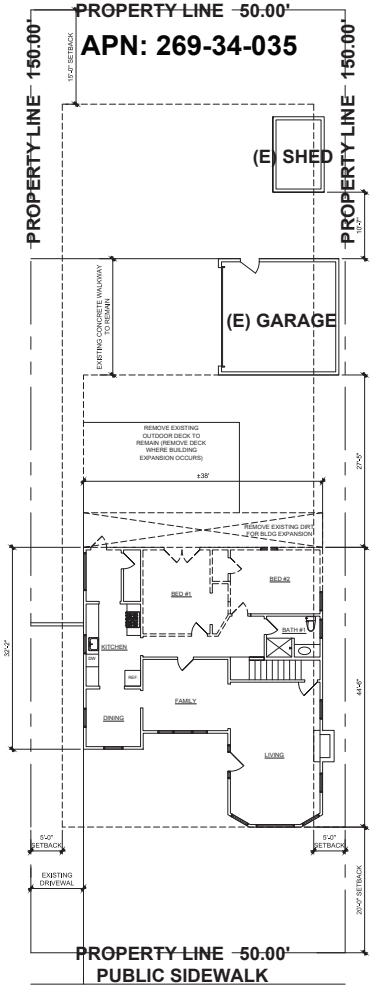
Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.




2 **PROPOSED SITE PLAN**
SCALE: 1/8" = 1'-0"
NORTH




1 **EXISTING SITE PLAN**
SCALE: 1/8" = 1'-0"
NORTH

**PROJECT DATA**

**ZONING: R-3**
**LOT AREA: 7500 SF**

**EXISTING LOT COVERAGE: 1853 SF**
**MAIN HOUSE: 1400 SF**
**EXISTING GARAGE: 355 SF**
**EXISTING SHED: 98 SF**
**TOTAL EXISTING BLDG AREA: 1853 SF**

**PROPOSED LOT COVERAGE: 2276 SF**
**(LESS THAN 60% OF THE LOT AREA)**
**MAIN HOUSE: 1614 SF**
**1ST FLOOR EXPANSION: 209 SF**
**2ND FLOOR EXPANSION: 513 SF**
**TOTAL AREA - MAIN HOUSE: 2336 SF**
**(TOTAL EXPANSION: 722 SF)**
**EXISTING GARAGE: 355 SF**
**EXISTING SHED: 98 SF**
**TOTAL BLDG AREA: 2789 SF**
**(2789 SF / 7500 SF = 37.2% FAR)**

## ABBREVIATIONS

| | |
|---|---|
| AB | ANCHOR BOLT |
| AC | ASPHALTIC CONCRETE |
| A/C | AIR CONDITIONING |
| ACOUS | ACOUSTICAL |
| ACT | ACOUSTICAL TILE |
| ADJ | ADJUSTABLE/ADJACENT |
| AFF | ABOVE FINISH FLOOR |
| AL | ALUMINUM |
| ANOD | ANODIZED |
| BD | BOARD |
| BLDG | BUILDING |
| BLK | BLOCK |
| BM | BEAM |
| BO | BOTTOM OF |
| CAB | CABINET |
| CB | CATCH BASIN |
| CEM | CEMENT |
| CER | CERAMIC |
| CI | CAST IRON |
| CJ | CONSTRUCTION JOINT |
| CL | CENTERLINE |
| CLG | CEILING |
| CLR | CLEAR |
| COL | COLUMN |
| COMP | COMPOSITION |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONT | CONTINUOUS |
| CPT | CARPET |
| CT | CERAMIC TILE |
| DF | DOUGLAS FIR / DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DR | DOOR |
| DS | DOWNSPOUT |
| DWG | DRAWING |
| (E) | EXISTING |
| EA | EACH |
| ELECT. | ELECTRICAL |
| ELEV | ELEVATOR |
| EQ | EQUAL |
| FAU | FORCED AIR UNIT |
| FD | FLOOR DRAIN |
| FE | FIRE EXTINGUISHER |
| FF | FINISH FLOOR |
| FTG | FOOTING |
| GA | GAUGE |
| GALV | GALVANIZE (D) |
| GC | GENERAL CONTRACTOR |
| GFI | GROUND FAULT INTERRUPTER |
| GFRC | GLASS FIBER REINFORCED CONCRETE |
| GI | GALVANIZED IRON |
| GTV | GATE VALVE |
| GYP | GYPSUM |
| HB | HOSE BIBB |
| HDR | HEADER |
| HDWD | HARDWOOD |
| HDWR | HARDWARE |
| HM | HOLLOW METAL |
| HORIZ | HORIZONTAL |
| HT | HEIGHT |
| HW | HOT WATER |
| HVAC | HEATING VENTILATING |
| INSUL | INSULATION |
| JAN | JANITOR |
| JB | JUNCTION BOX |
| LAV | LAVATORY |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MB | MACHINE BOLT |
| MECH | MECHANICAL |
| MIN | MINIMUM |
| MTL | METAL |
| (N) | NEW |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| O/ | OVER |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OFD | OVERFLOW ROOF DRAIN |
| OFF | OFFICE |
| OPNG | OPENING |
| OPP | OPPOSITE |
| PL | PLATE |
| PLAM | PLASTIC LAMINATE |
| PLAS | PLASTER |
| PLYWD | PLYWOOD |
| R | RISER |
| (R) | RELOCATE(D) |
| RCP | REINFORCED CONCRETE PIPE |
| RD | ROOF DRAIN |
| RDWD | REDWOOD |
| REC | RECESSED |
| REINF | REINFORCED |
| RHMS | ROUND HEAD MACHINE SCREW |
| RM | ROOM |
| RO | ROUGH OPENING |
| RWL | RAINWATER LEADER |
| SC | SOLID CORE |
| SD | STORM DRAIN |
| SECT | SECTION |
| SIM | SIMILAR |
| SND | SANITARY NAPKIN DISPENSER |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SS | SANITARY SEWER |
| SST | STAINLESS STEEL |
| STD | STANDARD |
| STL | STEEL |
| STOR | STORAGE |
| STRUCT | STRUCTURAL |
| SUSP | SUSPENDED |
| T | TREAD |
| TC | TOP OF CURB/CONCRETE |
| TEL | TELEPHONE |
| T & G | TONGUE AND GROOVE |
| THK | THICKNESS |
| TO | TOP OF |
| TOS | TOP OF SLAB |
| TYP | TYPICAL |
| T-24 | TITLE 24 |
| UON | UNLESS OTHERWISE NOTED |
| VA | VAN ACCESSIBLE |
| VCP | VITREOUS CLAY PIPE |
| VCT | VINYL COMPOSITION TILE |
| VERT | VERTICAL |
| VIF | VERIFY IN FIELD |
| W | WITH |
| WC | WATER CLOSET |
| WD | WOOD |
| WH | WATER HEATER |
| WS | WEATHERSTRIPPING |
| WWF | WELDED WIRE FABRIC |

3 **EXISTING FRONT VIEW**

# RESIDENTIAL EXPANSION

1640 MARKET STREET
SANTA CLARA, CA 95050

## JURISDICTION

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- ALL APPLICABLE SANTA CLARA LOCAL ORDINANCES

## SHEET INDEX


| | |
|---|---|
| A001 | TITLE SHEET |
| A200 | FLOOR PLAN / ROOF PLAN |
| A300 | EXISTING ELEVATION |
| A301 | PROPOSED ELEVATION |
| A600 | SECTION |


## PROJECT INFORMATION

CONSTRUCTION TYPE: VB

NUMBER OF STORY: 2

SPRINKLER: NONE

OCCUPANCY GROUP: R3

LOT AREA: NO CHANGE

BUILDING AREA: NO CHANGE

NUMBER OF PARKING: NO CHANGE

NUMBER OF BEDROOM: 3 = EXISTING; 3 = PROPOSED

SEE SITE PLAN FOR THE PROJECT DATA OF BUILDING AREA, LOT COVERAGE AND FLOOR AREA RATIO

## PROJECT SCOPE

1ST AND 2ND FLOOR RESIDENTIAL EXPANSION

## GENERAL NOTES

GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE PROJECT.

- CONTRACTOR SHALL THOROUGHLY REVIEW CONTRACT DOCUMENTS AND NOTIFY ARCHITECT OF ANY CONDITIONS NOT COVERED.
- CONTRACTOR SHALL FIELD-VERIFY SITE DIMENSIONS AND CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. NOTES AND DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.
- DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SEEK CLARIFICATION IF ANY DISCREPANCIES ARE FOUND. CONTRACTORS SHALL BE RESPONSIBLE FOR REMEDIAL WORK IF RELATED WORK IS CONTINUED AFTER A DISCREPANCY IS IDENTIFIED.
- CONTRACTOR SHALL REMOVE TRASH AND DEBRIS STEMMING FROM THEIR WORK ON A DAILY BASIS. PROJECT SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT MATERIALS, LABOR, INSTALLATION, ETC., CONFORMS TO ALL APPLICABLE CODES AND REQUIREMENTS OF LOCAL GOVERNING AGENCIES.
- CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO WORK AREAS.
- CLEAN UP AND REPAIRS: AT THE COMPLETION OF CONSTRUCTION, REMOVE ALL EXCESS MATERIALS AND RESIDUES FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS.
- PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.
- ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE WORK.
- INSTALLATION: ALL ITEMS SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURERS' RECOMMENDATION. ALL OPERATING MANUALS AND WARRANTEES SHALL BE GIVEN TO OWNER BY PROJECT COMPLETION.
- NO WORK SHALL COMMENCE WITH UNAPPROVED MATERIALS. ANY WORK DONE WITH UNAPPROVED MATERIALS AND EQUIPMENT IS AT THE CONTRACTOR'S RISK. SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- NEW/EXISTING FINISHES AND CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR FROM POTENTIAL DAMAGE CAUSED BY CONSTRUCTION ACTIVITY. DAMAGE TO FINISHES OR CONSTRUCTION CAUSED IN THIS MANNER SHALL BE REPAIRED OR REPLACED (OWNER'S DECISION) BY THE CONTRACTOR WITH IDENTICAL MATERIAL AND/OR FINISHES.
- GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OR WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- ALL DEMOLITION INDICATED ON PLANS SHALL BE CAREFULLY CUT AND REMOVED TO MINIMIZE DISRUPTION AND DAMAGE OF EXISTING SPACE.
- CONSTRUCTION MATERIALS STORED ON SITE SHALL BE PROPERLY STACKED AND PROTECTED SO AS TO PREVENT DAMAGE OR DETERIORATION UNTIL USED. FAILURE IN THIS REGARD MAY BE CAUSE FOR REJECTION OF MATERIAL AND/OR WORK.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE. THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SHALL INCLUDE IN THIS SCOPE THE COST FOR COMPLETE FINISHED INSTALLATIONS, INCLUDING ANOMALIES, OF ALL TRADES.
- NEW WEATHER HEADS/OVERHEAD RACEWAYS SHALL BE A MINIMUM OF 1-1/4" GALVANIZED STEEL CONDUIT, OR 2" RIGID ALUMINUM CONDUIT. THERE SHALL BE A SYSTEM DISCONNECT LOCATED ON THE EXTERIOR OF THE STRUCTURE – OR PROVIDE A SHUNT-TRIP. THIS WOULD INCLUDE ANY SHUTDOWN DEVICE FOR ALTERNATE SOURCES OF POWER SUCH AS SOLAR, BATTERY, GENERATORS, ETC


ARCHITECTURE | PLANNING | INTERIOR DESIGN
80 EUREKA SQUARE, SUITE 115
PACIFIC, CA 94044
T: 650.270.1754
E: info@architstudioarchitecture.com

LICENSED ARCHITECT
MARCO CHAN-YU FUNG
C-32363
NOV 30 2025
RENEWAL DATE
CALIFORNIA

80 Eureka Square, Suite 115,
Pacifica, CA 94044
t.650.270.1754
e-mail:
mfung@architstudioarchitecture.com


**Print Record**

| 2025.02.XX | CITY SET |
|---|---|
| | |
| | |
| | |
| | |

PROJECT DIRECTORY

**PROPERTY OWNER**
DENIS CRASTA
1640 MARKET STREET
SANTA CLARA, CA 95050
T: 408.464.4569

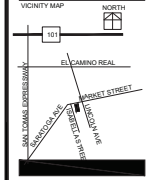
**CONTRACTOR**
TODD HOWARD
CONSTRUCTION INC
36526 BEDELIO TER,
FREMONT, CA 94536-4712
T: 408.375.4360
ATTN: TODD HOWARD

**ARCHITECT**
ARCHIT STUDIO
80 EUREKA SQUARE
SUITE 115,
PACIFICA, CA 94044
T: 650.270.1754
ATTN: MARCO FUNG, AIA

**RESIDENTIAL EXPANSION**

1640 MARKET STREET
SANTA CLARA, CA 95050

VICINITY MAP




Date 2024.02.16
Project No. 2024-015
Sheet Title

## COVER SHEET

Sheet No.

**A001**

☐ Released for Construction
☐ Not Released for Construction

**26-858** **Agenda Date: 10/14/2026**

## REPORT TO DEVELOPMENT REVIEW HEARING

### SUBJECT

Public Hearing: Action on the Architectural Review (PLN26-00227) of the Partial Demolition and 1,381 Square Foot Addition to an Existing One-Story Residence for a 2,425 Square-Foot One-Story Residence Located at 920 Blossom Drive. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 - New Construction).

**File No.:** PLN26-00227
**Location:** 920 Blossom Drive, a 6,206 square foot lot, located about 500 feet north from the corner of Blossom Drive and Homestead Road, APN: 290-34-048, Zoned R1-6L (Single-Family Residential)
**Applicant:** AMS Design - Azadeh Masrour
**Owner(s):** Naveed Pourjafar
**Request:** **Architectural Review** for an addition to an existing one-story residence resulting in a four-bedroom, four and a half bathroom 2,425 square-foot one-story residence

### PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

### POINTS FOR CONSIDERATION

- The surrounding neighborhood mostly features original one-story single-family residences. See Vicinity Map in Attachment 1.
- The existing parcel contains the original one-story single-family residence of approximately 1,373 square feet and a 522 square foot detached structure.
- Per the Santa Clara City Code section 18.120.020.D.7, the request requires Architectural Review approval through a Development Review Hearing. The applicant proposes demolishing the existing structure per the Zoning Code by changing or moving more than 50% of the exterior walls of the building.
- The project proposes to demolish more than 50% of the exterior walls of the existing residence and add 1,342 square-feet for four bedrooms and four and a half bathrooms, a new porch, and 434 square-foot attached garage.
- The project also proposes converting the existing detached garage and accessory structure into a 373 square-foot detached Accessory Dwelling Unit (ADU) at the rear of the lot, which is consistent with the City Code, and will be considered ministerially through the building permit process.
- The proposed design is an updated single-family structure using composition shingle roofing, expanding the board and batten siding at the front of the house to cover the front addition, and expanding the stucco on the side and rear of the house. The entry includes two large columns on either side of the porch and a large wooden door at the entry that provides visual interest

and a break in the front façade plane.

- The project is consistent with the City's Single Family and Duplex Residential Design Guidelines (2014), including:
    - The architectural features of the proposed design should be true to the architectural form and appropriate for the neighborhood. The neighborhood mostly features single story updated mid-century or single-story newer residences.
    - Architectural features should be adequate and appropriate for the size of the building and should not be overstated. The design of the structure is simple and symmetrical.
    - The use of high-quality construction materials for long-term durability. The applicant will clad the residence in soft white colored stucco with a wood siding accent wrapped around the front of the home.
    - Building Materials and finishes should harmonize and blend in those found in the neighborhood. Stucco, composition shingle roofing and wood siding are found throughout the neighborhood.
    - Roof forms should avoid excessive roof ridgelines, heights, hips, and valleys. The project proposes single story side gable roof forms which are found throughout the neighborhood.
    - A prominent front porch or entry should be provided. The project proposes a porch bound by two columns on either side wrapped in contrasting stucco to the front board and batten wood.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

**FINDINGS SUPPORTING STAFF'S RECOMMEDATION**

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
    - The proposal provides the required two covered parking spaces at the front of the residence with a two-car garage.
    - The required parking spaces are not located in the required front yard or side yard landscaped area.
    - The proposed project provides areas surfaced with all-weather materials for parking spaces.

2) *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:*
    - The proposed residence would not create traffic congestion or hazards. Public streets are adequate in size and design to serve the proposed two-story residence, and the use will not create a substantial increase in traffic.



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- The project proposes high-quality construction materials and meets the design guidelines, which will not impair the desirability of the neighborhood nor unreasonably interfere with the use and enjoyment of neighboring developments.

*3) 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 this title and the general plan of the City, in that:*

- Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood. Surrounding properties are one to two story homes with mixed architectural styles. The design includes light grey stucco siding, board and batten siding, and asphalt shingle roof.
- The proposed project is consistent with the scale found in the existing surrounding neighborhood.

*4) 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:*

- This project is subject to all California Building Codes and City of Santa Clara Codes and Regulations which requires the project to not materially affect adversely the health, comfort, or general welfare of persons residing or working in the neighborhood, nor the general public.

*5) That the proposed development, as set forth 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 City Council, which set shall be maintained in the planning division office. 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 this title, in that:*

- The project meets all zoning code and all Single Family and Duplex Design Guidelines (2014) including:
    - The architectural features of the proposed design should be true to the architectural form and appropriate for the neighborhood.
    - Architectural features should be adequate and appropriate for the size of the building and should not be overstated.
    - The use of high-quality construction materials for long-term durability
    - Building Materials and finishes should harmonize and blend in those found in the neighborhood.
    - Roof forms should avoid excessive roof ridgelines, heights, hips, and valleys.
    - A prominent fort porch or entry should be provided.

## CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

## ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 -- New Construction), in that the project involves a new single-family structure.

## PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library. A public hearing notice was mailed to 79 property owners and tenants within a 300-foot radius of the project site.

## 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"), and **Approve** the Architectural Review for demolition and addition to an existing one-story residence for a 2,425 square-foot one-story residence located at 920 Blossom Drive, subject to findings and conditions of approval.

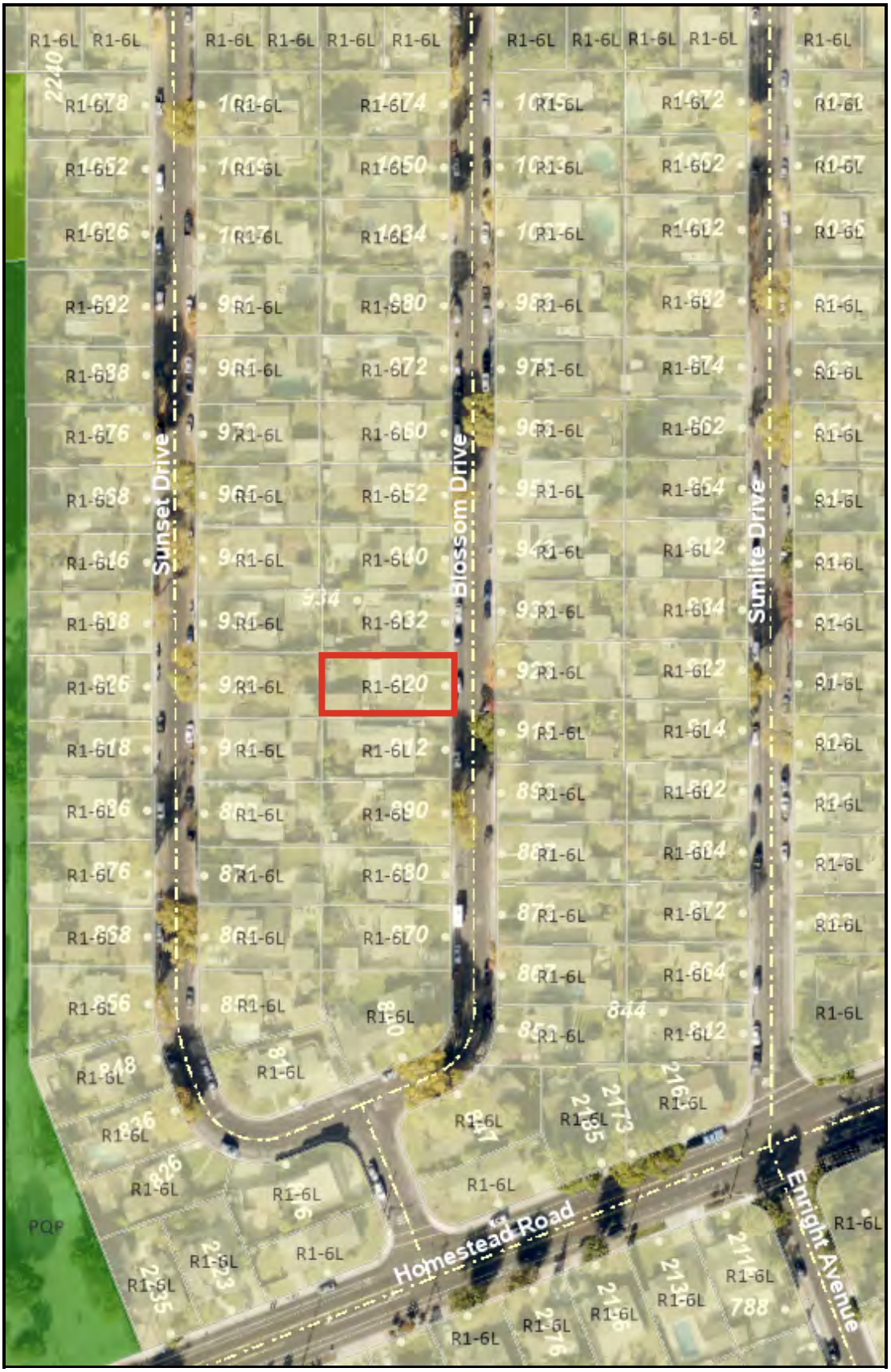
Prepared by: Meha Patel, Associate Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department.

## ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plan

City of Santa Clara

# Vicinity Map - 920 Blossom Drive (Zoning)



## Legend

Zoning

Land Parcels

- CC - Community Commercial
- OS - Parks/Open Space
- PQP - Public/Quasi Public
- R1 - Single-Family Residential

Base Layers

Site Addresses

- Single

Streets

Land Parcels

- Land Parcels

Imagery2025

- Red: Red
- Green: Green
- Blue: Blue

## Notes

created on 09/22/2026 11:02:20

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Attachment 2: Project Data and Compliance (SFR)**

**Project Address: 920 Blossom Drive** **Project Number: PLN26-00227**
**Zoning: R1-6L**

| Standard | Existing | Proposed | Requirement | Complies? (Y/N) |
|---|---|---|---|---|
| **Parcel Area (SF) (min):** | 6,206 | 6,206 | -- | -- |
| **Building Square Footage (SF)** | | | | |
| **1st Floor:** | 1,044 | 1,952 | -- | -- |
| **Garage:** | 522 | 434 | -- | -- |
| **Sunroom:** | 329 | -- | -- | -- |
| **Accessory Building to ADU:** | -- | 373 | -- | -- |
| **Porch/Patio:** | -- | 39 | -- | -- |
| **Total (enclosed):** | 2,268 | 2,798 | -- | -- |
| **Building Coverage (%)** | | | | |
| **Building Coverage (All):** | 36% | 39% | 40% max | |
| **Main Building Setbacks (FT)** | | | | |
| **Front (1st floor):** | 20 | 20 | 20 | Y |
| **Left Side (1st floor):** | 5 | 5 | 5 | Y |
| **Right Side (1st floor):** | 5 | 5 | 5 | Y |
| **Rear (1st floor):** | 25 | 25 | 20 | Y |
| **Converted Accessory Dwelling Unit Setbacks (FT)** | | | | |
| **Front:** | -- | -- | -- | |
| **Side (left):**<br>**(right):** | 8”<br>38 | 8”<br>38” | -- | |
| **Rear:** | 0 | 9’- 8” | -- | |
| **From main building:** | -- | 8 | 6 | Y |
| **Height (FT)** | | | | |
| **Main building:** | 14’- 3” | 15’- 6” | 25 | Y |
| **Accessory building:** | 12’ -11” | 12’ -11” | 18 | Y |
| **# of Bedrooms/Bathrooms:** | 3/2 | 4/4.5 | -- | -- |
| **Parking:** | | | | |
| **Is the site Gov. Code 65863.2 (AB 2097) eligible?** | | | | |
| **Off-street** | 2 | 2 | 2 | -- |
| **Common Living Area (SFR)** | -- | 31% | Min 25% | Y |

**Conditions of Architectural Review Approval**

**PLN26-00227 / 920 Blossom Drive**

**Architectural Review for the addition to existing one-story residence for a four-bedroom four and a half bathroom 2,425 square-foot one-story residence**

## GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is October 22, 2028

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

## DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

P2. **Tree Replacement (Alternative Means**). Trees permitted by the City for removal shall be replaced at a ratio of 1:1 with a minimum 15-gallon tree size pursuant to an alternative plan approved by the Director of Community Development. (SCC 12.35.090)

## DURING CONSTRUCTION

P3. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P4. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

W1. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

**OPERATIONAL CONDITIONS**

P5. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

W2. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

**KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

W = Sewer and Water

## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

# 920 BLOSSOM DR.
## SANTA CLARA, CA 95050

### VICINITY MAP:

### PROJECT DATA:

| | |
|---|---|
| ASSESSOR'S PARCEL NUMBER: | 290-34-048 |
| PROJECT TYPE: | ADDITION & REMODELING |
| PROJECT LOCATION: | 920 BLOSSOM DR. SANTA CLARA, CA 95050 |
| ZONING: | R1-6L |
| OCCUPANCY GROUP: | R - 3 / U |
| CONSTRUCTION TYPE: | V - B |
| NUMBER OF FLOORS: | ONE (1) STORY |
| FIRE PROTECTION: | NOT SPRINKLERED |

### CODE EDITIONS:

| | | |
|---|---|---|
| A. | CALIFORNIA RESIDENTIAL: | 2025 EDITION |
| B. | CALIFORNIA BUILDING: | 2025 EDITION |
| C. | CALIFORNIA MECHANICAL: | 2025 EDITION |
| D. | CALIFORNIA PLUMBING: | 2025 EDITION |
| E. | CALIFORNIA ELECTRICAL: | 2025 EDITION |
| F. | CALIFORNIA ENERGY: | 2025 EDITION |
| G. | CALIFORNIA FIRE: | 2025 EDITION |
| H. | CALIFORNIA GREEN BUILDING: | 2025 EDITION |
| I. | ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS. | |

### AREA CALCULATION:

| | | |
|---|---|---|
| "E" LIVING AREA: | 1373 | SQF |
| "E" GARAGE: | 522 | SQF |
| "E" TOTAL BUILDING: | 1895 | SQF |
| "N" ADDITION TO LIVING AREA: | 1126 | SQF |
| "N" ADDITION TO GARAGE: | 216 | SQF |
| "N" TOTAL ADDITION: | 1342 | SQF |
| "N" LIVING AREA: | 1952 | SQF |
| CONVERTED "E" LIVING AREA TO "N" GARAGE: | 218 | SQF |
| "N" TOTAL GARAGE: | 434 | SQF |
| "N" TOTAL BUILDING: | 2386 | SQF |
| "N" COVERED PORCH: | 39 | SQF |
| "E" GARAGE TO BE DEMOLISHED: | 150 | SQF |
| CONVERTED "E" GARAGE TO "N" ADU: | 373 | SQF |
| LOT AREA: | 6206 | SQF |

"N" BUILDING COVERAGE = ((2386+39)/6206)X100 = 39%

### SCOPE OF WORK:

- ADDITION AT LEFT SIDE OF THE HOUSE TO HAVE A NEW GARAGE AND A NEW KITCHEN & FAMILY.
- RELOCATE KITCHEN.
- ADDITION AT REAR SIDE OF THE HOUSE TO ENLARGE KITCHEN & FAMILY AND HAVE A NEW MASTER BEDROOM.
- REMODELING AT FRONT SIDE OF THE HOUSE TO HAVE NEW BEDROOMS.
- A PORTION OF THE EXISTING GARAGE IS CONVERTED TO "N" DETACHED ADU.

### PROJECT CONTACT:


OWNER: NAVEED POURJAFAR
920 BLOSSOM DR., SANTA CLARA
NAVEEDPR1@GMAIL.COM

DESIGNER: AMS DESIGN
(415) 254-1606
4010 MOORPARK AVE#101, SAN JOSE, CA 95117
AZADEH@AMSDESIGNLLP.COM

STRUCTURAL: AMS DESIGN
(415) 254-2634
4010 MOORPARK AVE#101, SAN JOSE, CA 95117
ARMIN@AMSDESIGNLLP.COM


### GENERAL NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.

2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.

3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.

5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.

7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.

8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.

9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL. WITH EXCEPTION:

A. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
B. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.

11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

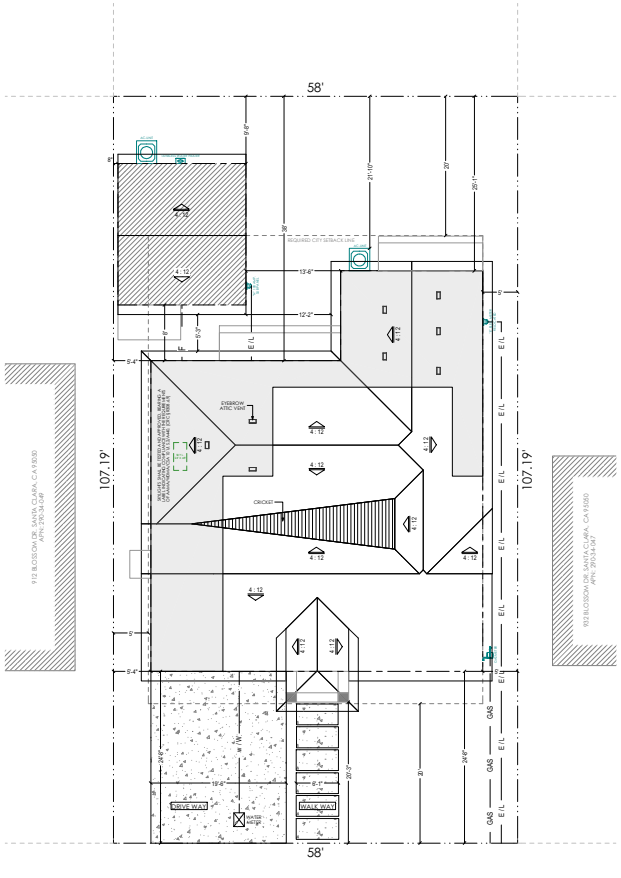
12. ROOF LEADERS AND SITE DRAINAGE SHALL BE DIRECTED TO A VEGETATED AREA ONSITE OR THE CITY STORM WATER DRAINAGE SYSTEM.

13. A NFPA 13-D FIRE SPRINKLER SYSTEM SHALL BE INSTALLED UNDER SEPERATE PERMIT.

14. A SEPARATE PERMIT FOR THE SPRINKLER SYSTEM( MAIN HOUSE & ITS ATTACHED GARAGE, DETACHED ADU) SHALL BE APPLIED.

### DRAWING INDEX:


| | |
|---|---|
| A-00.01: | COVER SHEET / PROPOSED SITE PLAN |
| RA-01.01: | EXISTING FLOOR PLAN / EXTERIOR WALL CALCULATION |
| RA-02.01: | EXISTING ELEVATIONS |
| A-01.01: | PROPOSED FLOOR PLAN |
| A-02.01: | PROPOSED ELEVATIONS |
| A-03.01: | PROPOSED SECTIONS / DOOR & WINDOW SCHEDULE |
| A-04.01: | FLOOR AREA DIAGRAM |
| E-01.01: | ELECTRICAL PLAN |
| GB-01: | GREEN BUILDING |


1 PROPOSED SITE PLAN
SC : 1/8" = 1'-0"

### LEGEND:

- NEW ADDITION
- CONVERTED EXISTING GARAGE TO NEW ADU
- PROPERTY LINE
- BUILDING FOOTPRINT LINE

GRAPHIC SCALE : 1/8 INCH = 1 FEET
0 2 4 6 8 10 20 30

AMS DESIGN


AMS DESIGN
4010 MOORPARK AVE#101,
SAN JOSE, CA 95117
TELL: (415)254.1606
E-MAIL: OFFICE@AMSDESIGNLLP.COM


Azadeh Masrour


THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF AMS DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF AMS DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF AMS DESIGN. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.


PROJECT NAME:

**BLOSSOM DR. RESIDENCE**

920 BLOSSOM DR, SANTA CLARA, CA 95050

REVISION TABLE:

| △ | REVISION DATE | BY | DEP |
|---|---|---|---|
| 01 | 07.15.2026 | S.A. | PLN. |

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE AMS DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION OBTAINED IN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY AMS DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM AMS DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

SHEET TITLE:

**COVER SHEET/ PROPOSED SITE PLAN**

| | |
|---|---|
| PROJECT ID: | 2604-10 |
| DATE: | APRIL.2026 |
| SCALE: | 1/8" = 1' |
| DRAWN BY: | Z.H. |

SHEET NUMBER:

**A-00.01**

**26-994** **Agenda Date: 10/14/2026**

# REPORT TO DEVELOPMENT REVIEW HEARING

## SUBJECT

Public Hearing: Action on Architectural Review (PLN26-00149) of a 217 Square-Foot First-Floor Addition and the Construction of a 943 Square-Foot Two-Story Attached Accessory Dwelling Unit to an Existing Single-Story Residence on an 8,022 Square-Foot Lot at 1423 Maryann Drive. CEQA Status: Exempt from CEQA per Section 15332 (Infill Development Projects).

**File No.:** PLN26-00149
**Location:** 1423 Maryann Drive
**Applicant:** Amarendranath Deshini
**Owner(s):** Pramod Gupta & Naina Gupta
**Request:** **Architectural Review** of a 217 square-foot first-floor addition and the construction of a 943 square-foot two-story attached accessory dwelling unit

## PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

## POINTS FOR CONSIDERATION

- The proposed project is in a predominantly single-story single-family residential tract built in the ranch-style architectural style as shown in the Vicinity Map on Attachment 1.
- The site consists of a single-story four-bedroom, three-bathroom ranch-style residence built in 1960.
- There are no significant historical features in the existing residence other than the structure's age; therefore, it is not eligible to be designated a Historical Resource under Santa Clara City Code ("SCCC") 18.130.030.
- Per SCCC 18.120.020.D.1, the request to build a new second-story element in an existing single-story residence requires Architectural Review approval through a Development Review Hearing ("DRH").
- The proposal will result in a 3,032-square-foot four-bedroom, three-bathroom single-family residence with a 943-square-foot two-bedroom, two-bathroom two-story attached accessory dwelling unit.
- The proposed attached accessory dwelling unit does not meet the development standards under SCCC 18.60.020.A to be approved ministerially, but meets the development standards under SCCC 18.60.020.C.
- The proposed second-story addition exceeds the required second-story left-side and rear setbacks to break the mass and blend it well with the existing single-story residential neighborhood. The design of the residence shifts from ranch-style to a modern vernacular style with a higher first-story plate height and steeper-pitched first-floor roof.
- The proposed construction materials include dover gray stucco, ultra-pure white paint for the

trim, tumbled gray and buff sandstone wainscoting, and an asphalt shingle roof.

- The project is consistent with the City's Single-Family & Duplex Residential Design Guidelines ("Residential Guidelines") (2014):
  - Building height and bulk are appropriate relative to the neighborhood, as the proposed second-story element's roof height is lower than allowed and its substantially set back from the first floor
  - The proposed architectural features of the structure are appropriate to the neighborhood as they are derived from features found in other residences in the tract.
  - The structure materials, roof materials, and finishes work in conjunction with one another and are consistent with the architectural style of the building, as they are typical materials found in modern vernacular style residences.
- The design went through one round of revision to ensure compliance with the SCCC and the Residential Guidelines. The second-story element was redesigned to have the required second-story setback, the proposed garage window was centered to the roof peak, and accent materials were added to the front elevation.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

## FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020.F:

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - The proposal is consistent with the SCCC 18.38.060.D as the proposed new garage exceeds the minimum interior dimensions of 20' by 20' and the minimum two-car parking space dimensions.
   - The proposed parking spaces are not located in the required front or side yard landscaped areas, as they are located inside the proposed garage.
   - The parking spaces are in an all-weather-surfaced area.

2) *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:*
   - The proposed construction would not create any traffic congestion or hazards
   - The public streets are adequate in size to accommodate a single-family residence of this size.
   - The proposed design matches nearby residences in scale and would not impair the desirability of the neighborhood.

3) *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 this title and the general plan of the City, in that:*



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- Building height and bulk are appropriate relative to the neighborhood.
- Roof materials, building materials, and finishes work in conjunction with one another and are consistent with the proposed architectural style of the building.
- Architectural features of the proposed design are true to the proposed architectural form and are appropriate for the neighborhood.

*4) 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:*

- The project is subject to the California Building Code and City Code requirements. This serves to regulate new construction to protect public health, safety, and general welfare.

*5) That the proposed development, as set forth 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 City Council, which set shall be maintained in the planning division office. 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 this title, in that:*

- The proposed construction is consistent with the Residential Guidelines:
  - The project will create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood, as the second-story mass's plate height is smaller than allowed.
- The proposed construction complies with the R1-6L Zoning District development standards.
- The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

## CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

## ENVIRONMENTAL REVIEW

The action being considered is 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.

## PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners/ tenants within a 300-foot radius of the project site on October 1, 2026. As of the writing of this report, planning staff has not received public comments for this application.

## RECOMMENDATION

**Determine** the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (Class 32 - In-fill Development Projects), and **Approve**

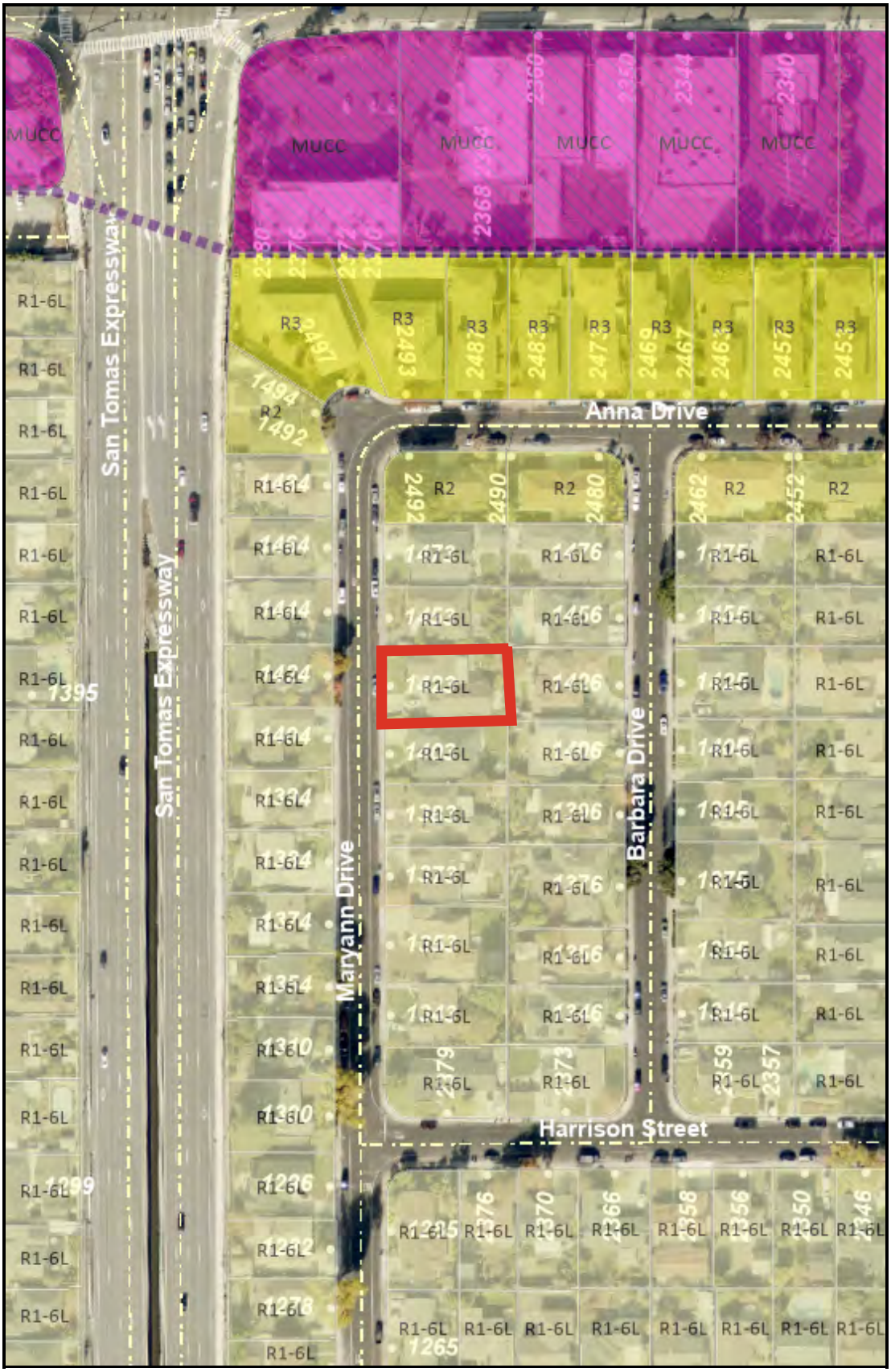
the Architectural Review of a 217 square-foot first-floor addition and the construction of a 943 square-foot two-story attached accessory dwelling unit to an existing single-story residence, subject to the conditions of approval.

Prepared by: Alex Tellez, Associate Planner, Community Development Department
Reviewed by: Nimisha Agrawal, Senior Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

## ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Site Plan

# Vicinity Map (Zoning) - 1423 Maryann



## Legend

Zoning

Specific Plan Boundaries

Land Parcels

- MUCC - Mixed Use Community Commercial
- R1 - Single-Family Residential
- R2 - Low-Density Residential
- R3 - Medium Density Residential

Base Layers

Site Addresses

- Single

Streets

Land Parcels

- Land Parcels

Imagery2025

- Red: Red
- Green: Green
- Blue: Blue

## Notes

PLN26-00149

created on 09/15/2026 14:03:46

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

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**Attachment 2: Project Data/Compliance (SFR/Duplex)**

**Project Address: 1423 Maryann Drive** **Project Number: PLN26-00149**
**Zoning: R1-6L**

| Standard | Existing | Proposed | Requirement | Complies? (Y/N) |
|---|---|---|---|---|
| **Parcel Area (SF) (min):** | 8,022 | 8,022 | 6,000 | Y |
| **Building Square Footage (SF)** | | | | |
| **1st Floor:** | 2,248 | 2,466 | -- | -- |
| **2nd Floor:** | -- | -- | -- | -- |
| **Garage** | 483 | 483 | 600 SF Max | Y |
| **Two-Story Accessory Dwelling Unit (Attached):** | -- | 943 | 1,200 | Y |
| **Porch/Patio:** | -- | 83 | -- | -- |
| **Total (enclosed):** | 2,731 | 3,975 | -- | -- |
| **% of 2nd floor to 1st floor:** | -- | 13% | 66% max | Y |
| **Building Coverage (%)** | | | | |
| **Building Coverage (All):** | 34% | 37% | 40% max | Y |
| **Rear Yard Accessory Building Coverage:** | -- | -- | 40% max | -- |
| **Building Setbacks (FT)** | | | | |
| **Front (1st floor):**<br>**(2nd floor):** | 20<br>-- | 20<br>25 | 20<br>25 | Y<br>Y |
| **Left Side (1st floor):**<br>**(2nd floor):** | 5'-2"<br>-- | 5'-2"<br>26'-6" | 5<br>10 | Y<br>Y |
| **Right Side (1st floor):**<br>**(2nd floor):** | 5<br>-- | 5<br>10 | 5<br>10 | Y<br>Y |
| **Side, Corner:** | -- | -- | -- | -- |
| **Rear (1st floor):**<br>**(2nd floor):** | 16'-7"<br>-- | 16'-7"<br>76 | 20<br>20 | N<br>(Existing non-conforming)<br>Y |
| **Height (FT)** | | | | |
| **Main building:** | 14'-3" | 16'-8" | 25 | Y |
| **Two-Story Accessory Dwelling Unit (Attached):** | -- | 21'-9" | 25 | Y |
| **# of Bedrooms/Bathrooms:** | 4/3 | 4/3 | -- | -- |
| **Parking:** | | | | |
| **Is the site Gov. Code 65863.2 (AB 2097) eligible?** | | | | N |
| **Off-street** | 2 | 2 | 2 | Y |
| **Common Living Area (SFR)** | 28% | 34% | Min 25% | Y |
| **Open Landscaped Area (Front):** | 783 SF | 697 SF | 483 SF | Y |

**Conditions of Architectural Review Approval**

**PLN26-00149 / 1423 Maryann Drive**

**Architectural Review of a 217 square foot first-floor addition and the construction of a 943 square foot two-story attached accessory dwelling unit in an existing single-story residence.**

## GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is October 21, 2028

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

## DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

P2. **Private Tree Placement (On-site).** At minimum, one 15-gallon tree needs to be planted as required by Santa Clara City Code 18.36.070

## DURING CONSTRUCTION

P3. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P4. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

W1. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

**OPERATIONAL CONDITIONS**

P5. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

W2. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

**KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

W = Sewer and Water

## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

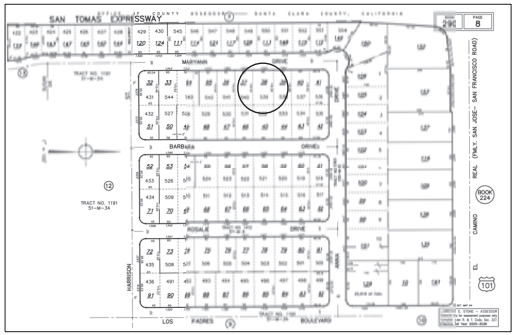
Signature: _____

Printed Name: _____

Relationship to Property: _____

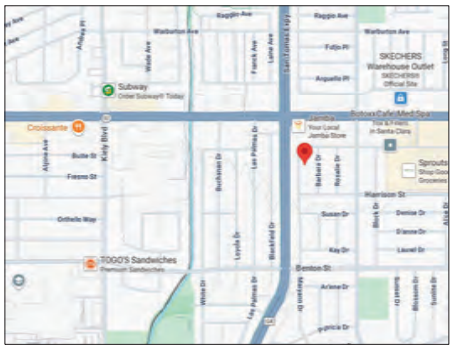
Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.




## PARCEL MAP

SCALE: N.T.S.




## VICINITY MAP

SCALE: N.T.S.

2026 Edition California Building Code
Volumes 1 & 2 - (2026 IBC)
2026 Edition California Mechanical Code (2026 CMC)
2026 Edition California Plumbing Code (2026 CPC)
2026 Edition California Electrical Code (2026 CEC)
2026 Edition California Fire Code (2026 CFC)
2026 Edition California Energy Code (2026 CEC)
2026 Edition California Residential Code (2026 CRC)
2026 California Green Building Code (2026 CGBC)
&
LOCAL ORDINANCES

**BEST PRACTICE NOTES:**

- Erosion Control Point of Contact - The Owner.
- There is NO new landscaping in this project.
- Retain existing vegetation as is practicable. If plantings are replaced, select diverse species appropriate to the site. Include plants that are disease-resistant, drought- tolerant, and/or attract beneficial insects.
- Minimize use of pesticides & quick-release fertilizers.
- Use efficient irrigation system; design to minimize runoff. All new roof drainage to be directed to landscaped areas to extent feasible and not onto adjacent properties.

## Project Data

NAINA & PRAMOD RESIDENCE
1423 MARYANN DRIVE
SANTA CLARA, CA

| | |
|---|---|
| Zoning Dist.: | R1-6L - Single Family |
| Existing Lot Size: | 0.18 AC (69'x116.35') |
| APN NO: | 290-08-038 |
| Type Of Construction | VB |
| Occupancy Type | Single Family Dwelling with Garage |

**1. LOT COVERAGE:(45% Allowed)**

| | |
|---|---|
| (E) Footprint includes Garage | 2731.32 s.f. |
| (N) Added HOUSE footprint | 217.47 s.f. |
| COVERED Porch | 83.36 s.f. |
| Total | 3,032.15 s.f. |
| (N) ADU Exempt from lot coverage | 518.86 s.f. |
| ALLOWED 45%X8022= 3,610 SF | COMPLIES |

**2. Habitable (Main House Only)**

| | |
|---|---|
| (E) Habitable | 2248.97 s.f. |
| (N) Front yard expansion | 217.47 s.f. |
| Total | 2,466.44 s.f. |

**3. Attached ADU Proposed**

| | | |
|---|---|---|
| First Floor | | 471 s.f. |
| Second Floor | | 472.43 s.f. |
| (N) Attached ADU | Total | 943.3 s.f. |

**4. Scope Of Work**

1) Front yard addition to expand existing living area and redesign porch entryway
2) Attached ADU addition includes
2 bedrroms, 2 bathrooms, laundry and open kitchen living floor plan

NOTE: NO EXISTING FIRE SPRINKLER SYSTEM

## Index Of Drawings


A1 SITE PLAN & PROJECT DATA
A2 SPECIFICATIONS
A3.1 EXISTING FLOOR PLAN
A3.2 AREA CALCULATIONS
A4 EXISTING & PROPOSED ELEVATIONS
A5 EXISTING & PROPOSED ELEVATIONS
A6 EXISTING & PROPOSED ROOF PLANS
A7 REFLECTED CEILING PLAN


**GENERAL NOTES:**

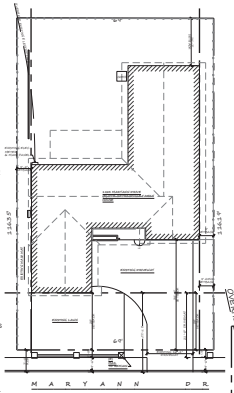
1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
2. SLOPE PORCHES, LANDINGS, AND TERRACES 2% AWAY FROM RESIDENCE.
3. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 4% AWAY FROM RESIDENCE.
4. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
5. CONTRACTOR SHALL ADHERE TO "BEST MANAGEMENT PRACTICES" (BMP'S) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
6. CONTACTOR SHALL ADHERE TO CAL OSHA STANDARDS WHEN GRADING AND EXCAVATING.
7. APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON WEST 64TH STREET
8. STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.
9. THE CONSTRUCTION OF PERMANENT STRUCTURES IS NOT PERMITTED WITHIN THE PUBLIC UTILITY EASEMENT (PUE). IF WIRE CLEARANCE EASEMENT IS APPLICABLE FOR THIS PROJECT, NOTE THAT STRUCTURES ARE LIMITED TO 15 FEET IN HEIGHT WITHIN THE WIRE CLEARANCE EASEMENT (WCE) BUILDINGS, STRUCTURES, BALCONIES, OR OVERHANGS ARE NOT PERMITTED WITHIN PUES. IF THERE ARE EXISTING STRUCTURE(S) WITHIN THE PUE, PLEASE BE AWARE THAT IF MAINTENANCE OR INSTALLATION OF PUBLIC FACILITIES ARE REQUIRED WITHIN THE PUE, YOUR STRUCTURE(S) MAY NEED TO BE REMOVED IF THEY IMPEDE THE CITY'S USE OR ACCESS TO THE EASEMENT.
10. IF IT IS DETERMINED THAT A WATER METER UPGRADE IS REQUIRED FOR THIS PROJECT, AN ENCROACHMENT PERMIT MUST BE SUBMITTED FOR REVIEW AND APPROVAL.
11. CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.
12. INCREMENTAL SEWER CONNECTION FEES WILL NOT APPLY AS A 3-BEDROOM DWELLING UNIT EXISTS. THE DWELLING UNIT IS CURRENTLY AT STANDARD OCCUPANCY
13. THE DEVELOPER IS RESPONSIBLE FOR RESTORING AND REPLACING ANY DAMAGE IN THE PUBLIC RIGHT OF WAY CAUSED DUE TO CONSTRUCTION ACTIVITIES.
14. A SEPARATE ENCROACHMENT PERMIT (EP) WILL BE REQUIRED FOR ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENT THAT ARE BEYOND THE PROPERTY LINE. ENCROACHMENT PERMIT APPLICATION CAN BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS VIA YOUR ON-LINE ACCOUNT. TRAFFIC CONTROL (IF APPLICABLE) SHALL BE IN COMPLIANCE WITH THE 2006 CA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). APPLICANT IS REQUIRED TO PAY FOR PUBLIC WORKS ENCROACHMENT PERMIT (SEPARATE FROM THE BUILDING PERMIT) FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENT. SEE LINK BELOW FOR EP AND TRAFFIC CONTROL REQUIREMENTS AND STANDARD PERMIT CONDITIONS.
https://www.sunnyvale.ca.gov/home/showpublisheddocument/16163792274680490000


**OWNER**
Naina & Pramod Residence
1423 Maryann Drive
Santa Clara, CA
408 373 4448
guptapramods@gmail.com

**ARCHITECT**
Paulomi Upadhyay
PAULOMI Architecture & Planning
paulomi.us
650 575 1014
archpaulomi@gmail.com

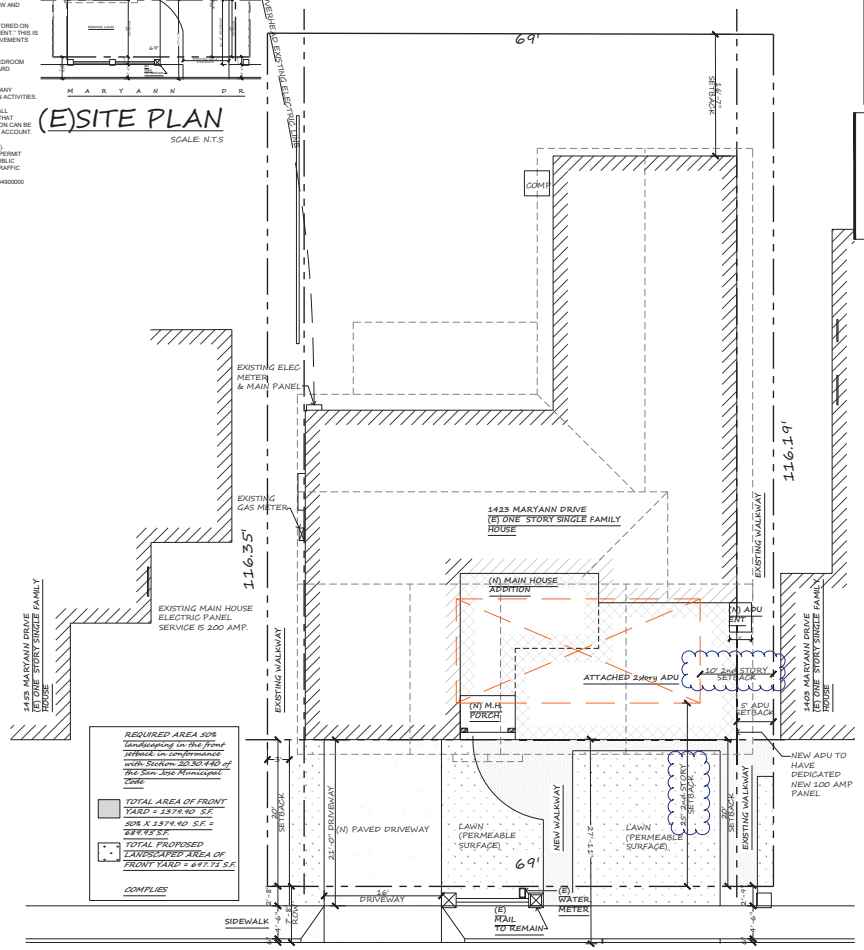
**STRUCTURAL ENGINEER**
Prashant Tanikella
MP Structural Engineers
+1 765-337-7929
prasanth@mpstructural.com

**TITLE 24**
Viranchi Shah
14730 Beach Blvd.
#133, La Mirada, CA 90638
(714) 888-4736
viranchi@gettitle24.com


## (E)SITE PLAN

SCALE: N.T.S




## PROPOSED SITE PLAN

SCALE: 1/8" : 1'0"


WWW.PAULOMI.US
ADDRESS:
367 KILKARE ROAD, SUNOL, CA 94586
EMAIL:
archpaulomi@gmail.com


PAULOMI ARCHITECTURE & PLANNING

LICENSED ARCHITECT
C-42108
09-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

CLIENT : NAINA & PRAMOD RESIDENCE
1423 MARYANN DRIVE, SANTA CLARA, CA

TITLE: SITE PLAN

DRAWN BY : YAVI DESIGN SOLUTIONS LLC

DESIGN BY :

SCALE : 1/8"=1'0"

DATE : 2/9/26

REVISIONS:
1 9/1/26
REVISED PER PLANG COMMENTS 5/18/26

A1

**26-1036** **Agenda Date: 10/14/2026**

# REPORT TO DEVELOPMENT REVIEW HEARING

## SUBJECT

Public Hearing: Architectural Review (PLN25-00567) for the Construction of Two New Single-Family Residences, including the Demolition of an Existing Single-Family Dwelling and Detached Garage to Construct a Two-Story 1,462 Square Foot Residence and a One-Story 778 Square Foot Residence Consisting of Two Bedrooms and Two Bathrooms Located at 575 Franklin Street Within 200 Feet of a Historic Resource Inventory Property. CEQA Status: Exempt From CEQA Per Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

**File No.:** PLN25-00567
**Location:** 575 Franklin Street, 6,000 square foot lot, located on the north side of Franklin Street, about 200 feet from the corner of Sherman Street and Franklin Street, APN 230-08-029, R3- Medium Density Residential
**Applicant:** Ryan Heath, Inspired Homes
**Owner(s):** Santa Clara College President & Board of Trustees
**Request:** **Architectural Review** for demolition of an existing 894 square foot single family dwelling and 650 square foot detached garage to construct a two-story 1,462 square foot residence consisting of three bedrooms and two bathrooms and a one-story 778 square foot residence consisting of two bedrooms and two bathrooms.

## PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

## POINTS FOR CONSIDERATION

- The surrounding neighborhood consists of a mix of educational and residential uses, including several potentially eligible historic properties and one designated Historic Resource Inventory (HRI) property in the immediate vicinity of the project site. See Vicinity Map in Attachment 1.
- The project site currently contains one single-family residential structure and a rear detached garage accessory structure. The residence is a 1,065 square feet single-story structure and is identified as potentially historic.
- Per the Santa Clara City Code 18.120.020(D) the demolition and reconstruction requires Architectural Review approval through a Development Review Hearing.
- The project proposes the demolition of an existing 894 square foot single family dwelling and 650 square foot detached garage to construct a two-story 1,462 square foot residence consisting of three bedrooms and two bathrooms and a one-story 778 square foot residence consisting of two bedrooms and two bathrooms. The design includes white stucco, white horizontal siding, and composite shingle roof.
- Pursuant to Santa Clara City Code Section 18.130.070, the project was referred to the Historical and Landmarks Commission (HLC) due to its proximity to the Historic Resources Inventory (HRI) property at 500 El Camino Real, the former third site of Mission Santa Clara.

The HLC reviewed the project on September 3, 2026, and recommended approval by a vote of 4-2-1.

- The property is identified as potentially historic in the City permit system database. Therefore, a Historic Resource Evaluation Report was prepared by Albion in June 2026 (Attachment 4) to assess whether the residence is eligible for listing on the City's HRI. The report concluded that the residence does not meet the local listing or California listing eligibility.
- The proposal includes the construction of two single-family dwelling units, one larger 1,462 square-foot two-story residence oriented toward Franklin Street, and one smaller 778 square-foot single-story residence toward the back of the property. While the property is zoned R3, two-family dwellings are permitted when evaluating the property.
- The project is consistent with the City Single-Family and Duplex Residential Design Guidelines (2014), in that:
    - The architectural features are true to the architectural style and appropriate for the neighborhood.
    - The proposed materials, including stucco, composition shingle roof and wood siding are found throughout the neighborhood.
    - Roof forms should avoid excessive roof ridgelines, heights, hips, and valleys. The project proposes simple gable roof form which is one of the two primary types of roof style on the block.
    - A prominent front porch or entry should be provided. The project proposes a porch with similar gable roof form as the primary house.
- The proposed project does not meet second-floor setbacks in the front and side, and the 66% second to first floor area ratio from the Design Guidelines; however, it is consistent with the R3 zoning development standards.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

## FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
    - The proposal provides two uncovered parking spaces in the middle of the property between the two dwellings.
    - The parking spaces are not located in the required front yard or side yard landscaped areas.
    - The proposed project provides areas surfaced with all-weather materials for parking vehicles.

2) *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:*

- The proposed residence would not create traffic congestion or hazards.
- Public streets are adequate in size and design to serve the proposed one-story residence, and the use will not create a substantive increase in traffic.

*3) 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 this title and the general plan of the City, in that:*

- Architectural features of the proposed design area are true to architectural form and appropriate for the neighborhood. Surrounding properties are one to two story homes with mixed architectural styles. The design includes white stucco, white horizontal siding, and composite shingle roof.
- The proposed project is consistent with the scale found in the existing surrounding neighborhoods.

*4) 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:*

- 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.

*5) That the proposed development, as set forth 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 City Council, which set shall be maintained in the planning division office. 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 this title, in that:*

- The architectural features are true to the architectural style and appropriate for the neighborhood.
- The proposed materials, including stucco, composition shingle roof and wood siding are found throughout the neighborhood.
- Roof forms should avoid excessive roof ridgelines, heights, hips, and valleys. The project proposes simple gable roof form which is one of the two primary types of roof style on the block.
- A prominent front porch or entry should be provided. The project proposes a porch with similar gable roof form as the primary house.

## CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

## ENVIRONMENTAL REVIEW

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 proposes the demolition of a single-family home and accessory structure to construct two new single-family residences.



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## PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 57 property owners and tenants within a 300-foot radius of the project site on October 1, 2026. As of the writing of this report, planning staff has not received public comments for this application.

## 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 a for demolition of an existing 894 square foot single family dwelling and 650 square foot detached garage to construct a two-story 1,462 square foot residence consisting of three bedrooms and two bathrooms and a one-story 778 square foot residence consisting of two bedrooms and two bathrooms, located at 575 Franklin Street, subject to the findings and conditions of approval.

Prepared by: Summer Foss Assistant Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

## ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Site Plan

# Vicinity Map- (Zoning)
# 575 Franklin Street

Zoning

Specific Plan Boundaries

Land Parcels

- CT - Thoroughfare Commercial
- LI , ML - Light Industrial
- MH, HI - Industrial Heavy
- MUCC - Mixed Use Community Commercial
- MURC - Mixed Use-Regional Commercial
- PD - Planned Development
- PQP - Public/Quasi Public
- R1 - Single-Family Residential
- R2 - Low-Density Residential
- R3 - Medium Density Residential
- MU-VHD - Mixed Use-Very High Density Residential

Base Layers

Site Addresses

- Place
- Single
- Utility

Streets

## Notes:

PLN25-00567

9/22/2026 2:09:13 PM

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Attachment 2: Project Data/Compliance**

**Project Address: 575 Franklin Street** **Project Number: PLN25-00567**
**Zoning: R3**

| Standard | Existing | Proposed | Requirement | Complies? (Y/N) |
|---|---|---|---|---|
| **Parcel Area (R3) (min):** | 6,000 | 6,000 | 8,500 | N |
| **Density (Units/Acre)** | | | | |
| **Density of project:** | 10 | 20 | 20-36 | Y |
| **Building 1 Square Footage (R3)** | | | | |
| **1st Floor:** | 1,065 | 841 | -- | -- |
| **2nd Floor:** | -- | 649 | -- | -- |
| **Accessory Building:** | 650 | -- | 600 SF max | Y |
| **Total (enclosed):** | 1,715 | 1,490 | -- | -- |
| **% of 2nd floor to 1st floor:** | -- | 77% | 66% max | N |
| **Building 2 Square Footage (R3)** | | | | |
| **1st Floor:** | -- | 778 | -- | -- |
| **Total (enclosed):** | -- | 778 | -- | -- |
| **Building Coverage (%)** | | | | |
| **Building Coverage (All):** | 25.73 | 37.33 | 60% max | Y |
| **Building 1 Setbacks (FT)** | | | | |
| **Front (1st floor):**<br>**(2nd floor):** | 20<br>-- | 20<br>32 | 10<br>-- | Y<br>Y |
| **Left Side (1st floor):**<br>**(2nd floor):** | 3.5<br>-- | 5.5<br>5.5 | 5<br>-- | Y<br>Y |
| **Right Side (1st floor):**<br>**(2nd floor):** | 12<br>-- | 12.5<br>12.5 | 5<br>-- | Y<br>Y |
| **Rear (1st floor):**<br>**(2nd floor):** | 80<br>-- | 71<br>75 | 10<br>15 | Y<br>Y |
| **Building 1 Height (FT)** | | | | |
| **Main building:** | -- | 23.5 | 32 | Y |
| **# of Bedrooms/Bathrooms:** | -- | 3/2 | -- | -- |
| **Building 2 Setbacks (FT)** | | | | |
| **Front (1st floor):** | -- | 103 | 10 | Y |
| **Left Side (1st floor):** | -- | 6.2 | 5 | Y |
| **Right Side (1st floor):** | -- | 5 | 5 | Y |
| **Rear (1st floor):** | 28 | 14 | 10 | Y |
| **Building 2 Height (FT)** | | | | |
| **Main building:** | -- | 13.15 | 32 | Y |
| **# of Bedrooms/Bathrooms:** | -- | 2/2 | -- | -- |
| **Parking:** | | | | |
| **Is the site Gov. Code 65863.2 (AB 2097) eligible?** | | | | Y |
| **Off-street** | 2 | 2 | -- | Y |

| Standard | Existing | Proposed | Requirement | Complies? (Y/N) |
|---|---|---|---|---|
| **Common Living Area Building 1** | -- | 487 | 200 | Y |
| **Common Living Area Building 2** | -- | 546 | 200 | Y |
| **Private Living Area Building 1** | -- | 300 | 60 | Y |
| **Private Living Area Building 2** | -- | 365 | 60 | Y |

**Conditions of Architectural Review Approval**

**PLN25-00567 / 575 Franklin street**

**Architectural Review for demolition of an existing 894 square foot single family dwelling and 650 square foot detached garage to construct a two-story 1,462 square foot residence consisting of three bedrooms and two bathrooms and a one-story 778 square foot residence consisting of two bedrooms and two bathrooms**

## GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is October 21, 2028

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

## DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

## DURING CONSTRUCTION

P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

W1. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

**OPERATIONAL CONDITIONS**

P4. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P5. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

W2. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

**KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

W = Sewer and Water

## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

## SITE PLAN NOTES :

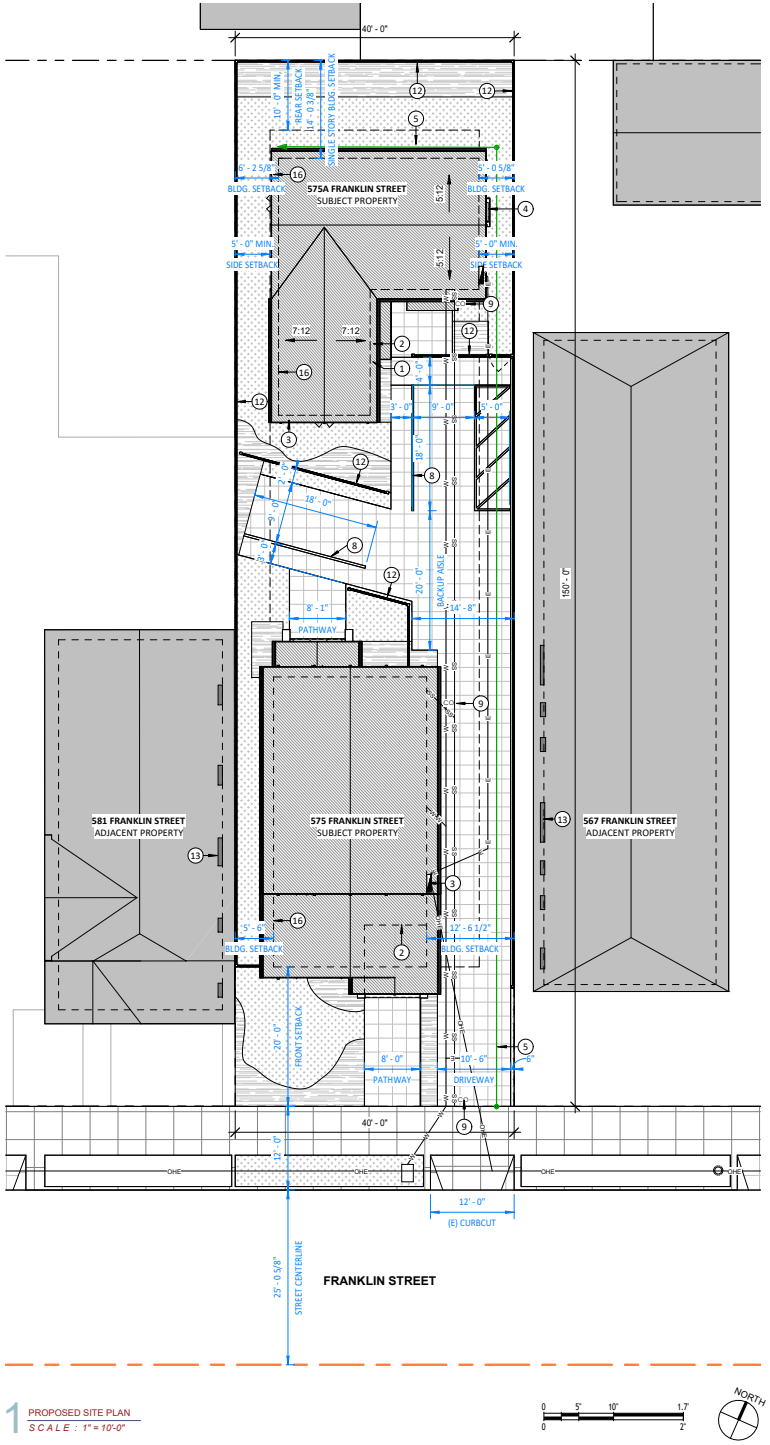
1. RAINWATER SHALL NOT BE PERMITTED TO FLOW INTO PUBLIC PROPERTY OR TO ADJOINING PROPERTIES. ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA AT LEAST 10 FEET FROM ANY PROPERTY LINE WHEREVER PRACTICAL OR DIRECTED UNDER THE PUBLIC SIDEWALK AND TERMINATE AT THE FACE OF CURB.
2. THE GROUND IMMEDIATELY ADJACENT TO THE ADU FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6" (5% SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM BUILDING PER R401.1.
3. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE ADDRESS IDENTIFICATION SIGNS SHALL BE ILLUMINATED DURING ALL HOURS OF DARKNESS TO FACILITATE EMERGENCY RESPONDERS IDENTIFY THE BUILDING IN AN EVENT OF EMERGENCY. LETTERS OR NUMBERS SHALL BE A MINIMUM 4 INCHES IN HEIGHT AND STROKE OF MINIMUM 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF PER R319.1
4. ADDRESS ASSIGNMENT IS REQUIRED PRIOR TO FINAL INSPECTION OF THE BUILDING PERMIT
5. PRIOR TO FOUNDATION INSPECTION AND POURING OF CONCRETE, PROVIDE A LETTER PREPARED BY A CALIFORNIA LICENSED LAND SURVEYOR STATING THAT "... THE NEW STRUCTURE IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS"
6. AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, RESERVED CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.
7. DATA IS LOCATED IN (E) TRENCH.
8. PER CGBC A4.106.2.3, THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA. HEAVY EQUIPMENT OR VEHICLE TRAFFIC AND MATERIAL STORAGE OUTSIDE THE CONSTRUCTION AREA SHALL BE LIMITED TO AREAS THAT ARE PLANNED TO BE PAVED.
9. PER CGBC A4.106.3, POSTCONSTRUCTION LANDSCAPE DESIGNS SHALL ACCOMPLISH ONE OR MORE OF THE FOLLOWING:
   A. AREAS DISRUPTED DURING CONSTRUCTION ARE RESTORED TO BE CONSISTENT WITH NATIVE VEGETATION SPECIES AND PATTERNS.
   B. UTILIZE AT LEAST 75 PERCENT NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.
10. ROOFING MATERIALS SHALL COMPLY WITH CGBC A4.106.5.
11. PER CGBC A4.106.4, A4.106.4 PERMEABLE PAVING IS UTILIZED FOR THE PARKING, WALKING OR PATIO SURFACES SHALL NOT BE LESS THAN 30 PERCENT OF THE TOTAL PARKING, WALKING OR PATIO SURFACES SHALL BE PERMEABLE.
12. NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS A4.106.8.1 AND A4.106.8.2 TO FACILITATE FUTURE INSTALLATION AND USE OF ELECTRIC VEHICLE CHARGERS.

## PROPOSED SITE PLAN KEYNOTES :

| | |
|---|---|
| 1 | (N) DWELLING UNIT ADDRESS LOCATION |
| 2 | (N) DWELLING UNIT ENTRANCE |
| 3 | (N) ELECTRICAL 125-AMP SUB-PANEL, SEE 3/A9.4 FOR MIN CLR REQUIREMENTS |
| 4 | (N) CONDENSER UNIT, 51 dB (A) |
| 5 | REQUIRED UNOBSTRUCTED FIRE ACCESS WALKWAY, MIN. 36" WIDE AND TO REMAIN FREE AND UNOBSTRUCTED AT ALL TIMES |
| 8 | (N) PARKING SPACE |
| 9 | (N) SEWER CLEANOUT - SEE CIVIL SHEET 2 FOR DETAILS |
| 11 | (N) ELECTRICAL SUB-PANEL |
| 12 | (N) 6' HIGH WOOD FENCE |
| 13 | ADJACENT PROPERTY WINDOW PLACEMENT FACING THE SUBJECT PROPERTY |
| 16 | (N) BLDG. FOOTPRINT |

## SITE PLAN LEGEND :

- (E) BUILDING
- (N) BUILDING
- PLANTING
- STAMPED CONCRETE PAVING
- AC PAVING
- 36" WIDE UNOBSTRUCTED FIRE ACCESS WALKWAY
- DRAINAGE AREA
- GRAVEL
- ELECTRICAL METER OR PANEL
- COND. CONDENSER
- REQUIRED MIN CLEARANCE AROUND (N) ELECTRICAL PANEL
- UTILITY TRENCH
- (E) SANITARY SEWER
- (N) SANITARY SEWER
- (E) ELECTRICAL LINE
- (N) ELECTRICAL LINE
- (E) OVERHEAD ELECTRICAL LINE SEE 3 & 4/A2.2
- (N) OVERHEAD ELECTRICAL LINE
- (E) WATER LINE
- (N) WATER LINE
- WOOD FENCE
- CHAIN LINK FENCE
- (E) CLEANOUT
- (N) CLEANOUT
- FIRE HYDRANT
- STREET CENTERLINE




1 PROPOSED SITE PLAN
*SCALE : 1" = 10'-0"*

0 5' 10' 1.7'
0 2'

NORTH

INSPIRED HOMES
ELEVATING RESIDENTIAL LIVING


INSPIRED ADUS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 503.473.6136
INSPIREDADUS.COM

PROJECT ARCHITECT
CARRIE SHORES DILLER


CARRIE SHORES DILLER
LICENSED ARCHITECT
D-29312
02-28-2027
STATE OF CALIFORNIA

TWO NEW SINGLE FAMILY DWELLING UNITS

575 FRANKLIN STREET
SANTA CLARA, CA 95053

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

HLC/CC & DRH PERMIT SET / 12/22/2025

SUBMITTAL HISTORY & REVISIONS


* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

* You may change or modify the plans. By changing or modifying the plans, you relieve Inspired Homes and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.

* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired Homes and CARRIE SHORES-DILLER has no control or responsibility. Inspired Homes and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

* You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

* CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.

* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to $100,000 per infringement.


PROPOSED SITE PLAN

A1.01

Enlarged to fill letter sheet for DRH review. Use written dimensions and graphic scale; original numeric print scale does not apply.

**26-1025** **Agenda Date: 10/14/2026**

# REPORT TO DEVELOPMENT REVIEW HEARING

## SUBJECT

Public Hearing: Action on Architectural Review (PLN26-00260) of a 389 Square-Foot First Floor Addition and a 476 Square-Foot Second Floor Addition to an Existing Single-Family Residence on an Existing 8,408 Square-Foot Lot at 2895 Stevenson Street. CEQA Status: Exempt from CEQA per Section 15332 (In-Fill Development Projects).

**File No.:** PLN26-00260
**Location:** 2895 Stevenson Street
**Applicant:** Luis Ascencio
**Owner(s):** Anitha Narasimha Murthy & Karthik Kumara
**Request:** **Architectural Review** for a 389-square-foot first-floor addition and a 476-square-foot second-floor addition to an existing single-family residence.

## PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

## POINTS FOR CONSIDERATION

- The proposed project is in a predominantly single-family residential subdivision with one and two-story residences as shown in the Vicinity Map on Attachment 1.
- The site consists of a two-story, three-bedroom, two-and-a-half-bathroom tract-style residence built in 1960.
- There are no significant historical features in the existing residence other than the structure's age; therefore, it is not eligible to be designated a Historical Resource under Santa Clara City Code ("SCCC") 18.130.030.
- Per SCCC 18.120.020.D.1, the request to expand an existing second in an existing single-family residence requires Architectural Review approval through a Development Review Hearing ("DRH").
- The proposal will result in a 2,993 square-foot four-bedroom, three-and-a-half-bathroom residence with an attached garage.
- The existing first floor of the house is constructed with a non-conforming front setback of 15'-7". The existing second floor, however, has an approximately 29-foot front setback, consistent with the Zoning Code requirements.
- Proposed first and second floor additions are located to the rear of the existing residence. The proposed second story addition provides a three-foot side and a five-and-a-half-foot rear stepback from the first-floor wall, consistent with the Zoning Code. The second story stepbacks help reduce the bulk and mass of the structure while providing greater articulation. The residence maintains the tract-style architectural style.
- The proposed construction materials include white stucco, black-trimmed windows and doors,

and asphalt roof shingles. A condition of approval has been added requiring the use of an accent material in a contrasting color around the entry feature to add visual interest to the front elevation.

- The project is consistent with the City's Single-Family & Duplex Residential Design Guidelines ("Residential Guidelines") (2014):
    - Building height and bulk are appropriate relative to the neighborhood, as the second-story addition is substantially set back from the first-floor wall more than the existing two -story residences in the tract.
    - The proposed architectural features of the structure are appropriate to the neighborhood as they are derived from architectural features found in other residences in the neighborhood.
    - The building materials, roof materials, and finishes work in conjunction with one another, and are consistent with the architectural style of the building as they are typical materials used in modern tract-style residences.
- The design went through a few rounds of revisions to ensure compliance with the SCCC and the Residential Guidelines. The proposed second-story element was adjusted to be part of the roof form, a second-floor corner deck was added on top of the first-floor addition to serve as a mass break between the first-floor addition and the second-story addition, and the windows were adjusted to ensure that all the new windows are aligned.
- The proposed project meets the required findings set forth in SCCC 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

## FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020.F:

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
    - The proposal is consistent with SCCC 18.38.060.D.2 as the existing garage meets the 17' by 18' minimum two-car parking space dimensions.
    - The existing parking spaces are not located in the required front or side yard landscaped areas, as they are located inside the existing garage.
    - The parking spaces are in an all-water surfaced area.

2) *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:*
    - The proposed construction would not create any traffic congestion or hazards.
    - The public streets are adequate in size to accommodate a single-family residence of this size.
    - The proposed design matches nearby residences in scale and would not impair the desirability of the neighborhood.

*3) 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 this title and the general plan of the City, in that:*

- Building height and bulk are appropriate relative to the neighborhood.
- Roof materials, building materials, and finishes work in conjunction with one another and are consistent with the proposed architectural style of the building.
- Architectural features of the proposed design are true to the proposed architectural form and are appropriate for the neighborhood.

*4) 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:*

- The project is subject to the California Building Code and City Code requirements. Which serves to regulate new construction to protect public health, safety, and general welfare.

*5) That the proposed development, as set forth 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 City Council, which set shall be maintained in the planning division office. 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 this title, in that:*

- The proposed construction is consistent with the Residential Guidelines:
    - The project will 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.
- The proposed construction complies with the R1-6L Zoning District development standards.
- The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

## CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

## ENVIRONMENTAL REVIEW

The action being considered is 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.

## PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners and tenants within a 300-foot radius of the project site on October 1, 2026. As of the writing of this report, planning staff has not received public comments for this application.

## RECOMMENDATION

**Determine** the project to be exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), and **Approve** the Architectural Review for a 389-square-foot first-floor addition and a 476-square-foot second-floor addition to an existing single-family residence, subject to conditions of approval.

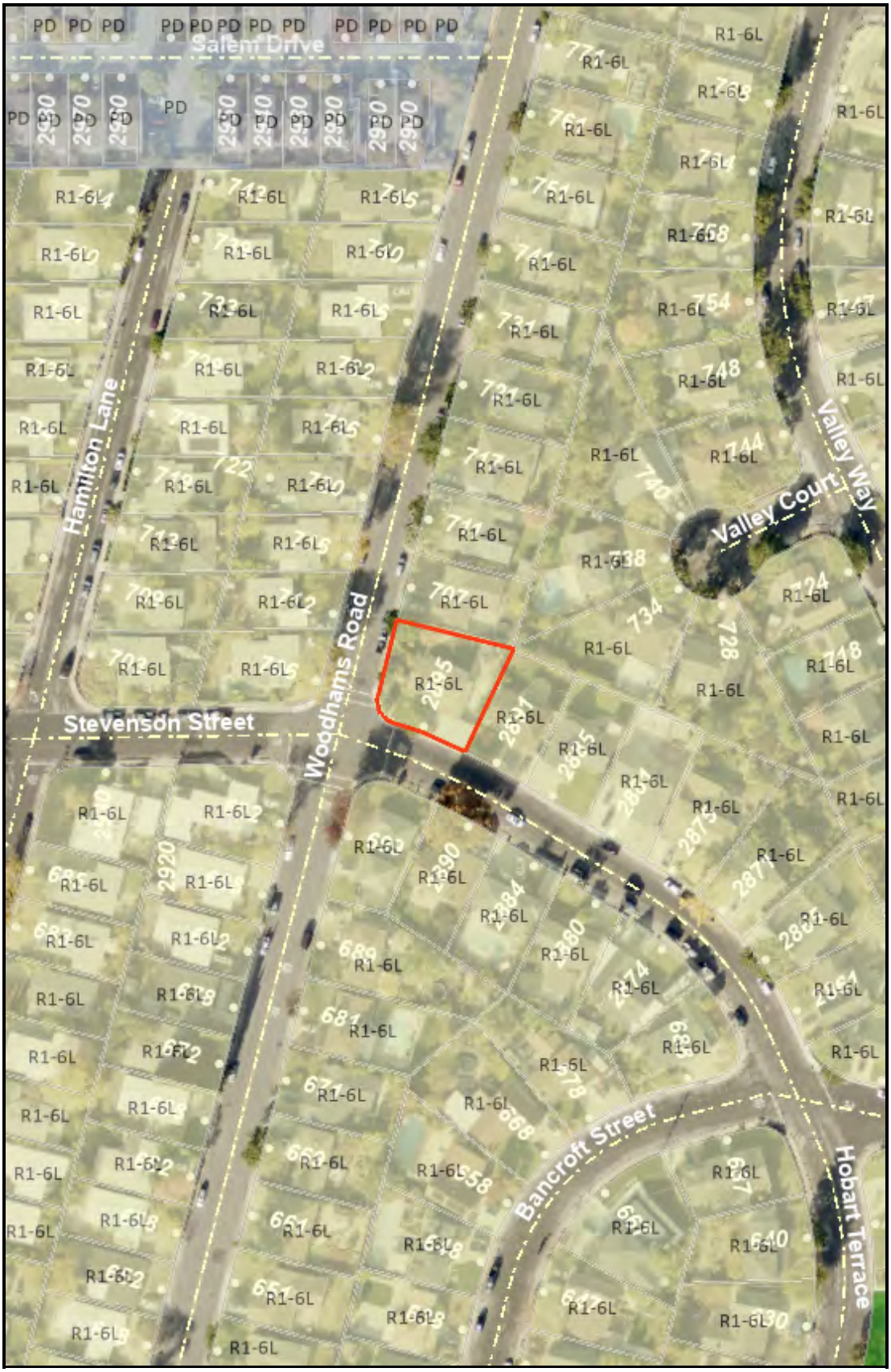
Prepared by: Alex Tellez, Associate Planner, Community Development Department
Reviewed by: Nimisha Agrawal, Senior Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development

## ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Site Plan

City of Santa Clara

# Vicinity Map (Zoning) - 2895 Stevenson



## Legend

Zoning

Land Parcels

- PD - Planned Development
- PQP - Public/Quasi Public
- R1 - Single-Family Residential

Base Layers

Site Addresses

- Single

Streets

Land Parcels

- Land Parcels
- Common Areas

Imagery2025

- Red: Red
- Green: Green
- Blue: Blue

## Notes

PLN26-00260

created on 09/22/2026 11:56:41

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Attachment 2: Project Data/Compliance (SFR/Duplex)**

**Project Address: 2895 Stevenson Street** **Project Number: PLN26-00260**
**Zoning: R1-6L**

| Standard | Existing | Proposed | Requirement | Complies? (Y/N) |
|---|---|---|---|---|
| **Parcel Area (SF) (min):** | 7,769 | 7,769 | 6,000 | Y |
| **Building Square Footage (SF)** | | | | |
| **1st Floor:** | 972 | 1,398 | -- | -- |
| **2nd Floor:** | 712 | 1,188 | -- | -- |
| **Accessory Building:** | 444 | 407 | 600 SF max | |
| **Total (enclosed):** | 2,128 | 2,993 | -- | -- |
| **% of 2nd floor to 1st floor:** | 50.2% | 65.8% | 66% max | Y |
| **Building Coverage (%)** | | | | |
| **Building Coverage (All):** | 18% | 23.2% | 40% max | Y |
| **Main Building Setbacks (FT)** | | | | |
| **Front (1st floor):**<br>**(2nd floor):** | 16'-11"<br>25'-5" | 15'-7"<br>25'-5" | 20<br>25 | Y<br>Y |
| **Right Side (1st floor):**<br>**(2nd floor):** | 15<br>16'-7" | 15<br>16'-7" | 5<br>10 | Y<br>Y |
| **Side, Corner (1st floor):**<br>**(2nd floor):** | 20<br>41 | 22'-2"<br>23'-9" | 10<br>15 | Y<br>Y |
| **Rear (1st floor):**<br>**(2nd floor):** | 31'-6"<br>31'-6" | 20'-3"<br>26'-4" | 20<br>20 | Y<br>Y |
| **Height (FT)** | | | | |
| **Main building:** | 21'-3" | 22'-9" | 25 | Y |
| **# of Bedrooms/Bathrooms:** | 3/2.5 | 4/3.5 | -- | -- |
| **Parking:** | | | | |
| **Is the site Gov. Code 65863.2 (AB 2097) eligible?** | | | | N |
| **Off-street** | 2 | 2 | 2 | Y |
| **Common Living Area (SFR)** | 48% | 54% | Min 25% | Y |
| **Open Landscaped Area (Front):** | 689 SF | 689 SF | 441 SF | Y |

**Conditions of Architectural Review Approval**

**PLN26-00260 / 2895 Stevenson**

**Architectural Review** of a 389 square-foot first-floor addition and a 476 square-foot second-floor addition to an existing single-family residence on an existing 8,408 square-foot lot.

## GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is October 21, 2028

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

## DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

P2. **Accent Material (Front-Façade).** At minimum, an accent material of a contrasting color shall be added around the entry feature to add visual interest to the front elevation.

## DURING CONSTRUCTION

P3. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P4. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

W1. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

**OPERATIONAL CONDITIONS**

P5. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

W2. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

**KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

W = Sewer and Water

## ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

*Permittee/Property Owner*

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

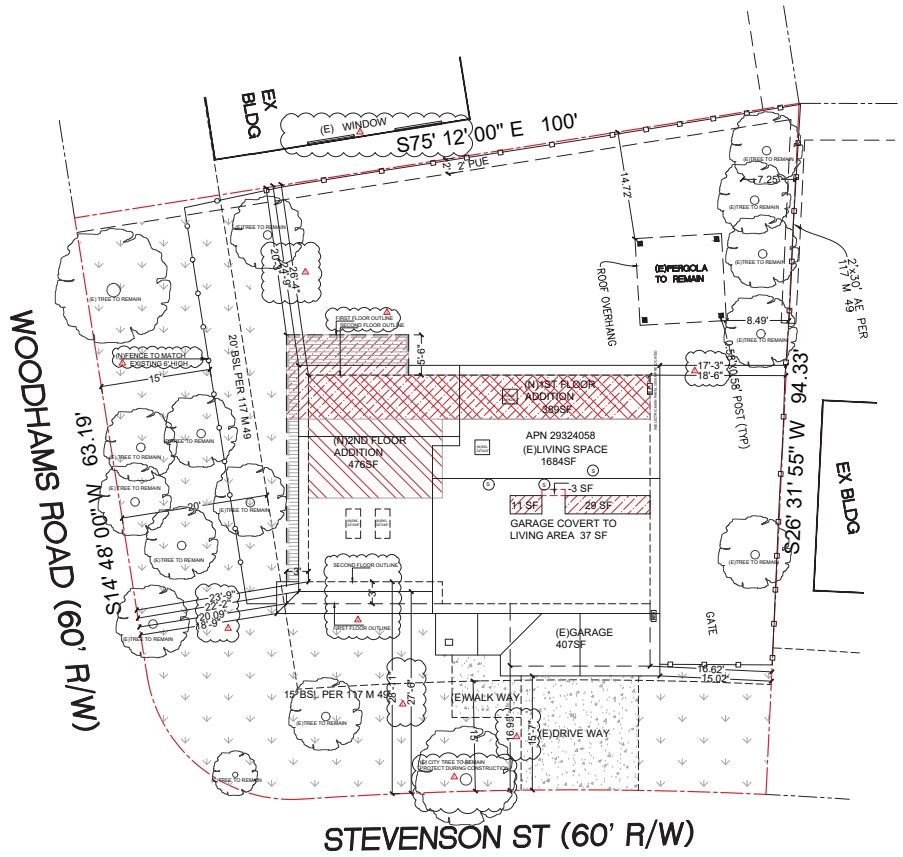
Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.




## NOTES

PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS. FINISH GRADE AROUND THE STRUCTURES ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. CBC 1804.4. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING CBC1804.4. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE FOE THE INLET OF AN APPROVED DRAINAGE DEVICE. A MINIMUM OF 12 INCHES PLUS 2%. CBC1807.4

ALL NEW AND EXISTING PLUMBING FIXTURE WILL MEET THE CAL-GREEN FLOW REQUIREMENTS. CONTRACTOR TO VERIFY IN FIELD THE EXISTING WATER AND SEWER LINE TO MEET ALL REQUIREMENTS BY CODE.

PRIOR TO ANY GRADING, SCRAPING OR TRENCHING WITHIN/UNDER THE CANOPY OF PROTECTED TREE, A CERTIFIED ARBORIST SHALL RETAINED TO PROVIDE SUPERVISION AND RECOMMENDATIONS TO MINIMIZE POSSIBLE DAMAGE TO THE TREE. THE PROPOSED TRENCHING SHALL THEN BE APPROVED BY THE CITY OF SANTA CLARA PLANNING DEPARTMENT PRIOR TO COMMENCING DIGGING.

ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.

## PROPOSED SITE PLAN

1/8" = 1'-0"

## LEGEND

- PROPERTY LINE
- (E) CONSTRUCTION
- GM — GAS METER
- E.P. — ELECTRICAL METER AND PANEL
- 1ST FLOOR ADDITION
- 2ND FLOOR ADDITION
- NEW FENCE
- EXISTING FENCE


IC DESIGNS LLC

ICD

20111 STEVENS CREEK BLVD, STE 270
IC DESIGNS LLC

415-374-0433


PROJECT

**HOUSE ADDITION AND REMODEL**

2895 STEVENSON ST, SANTA CLARA, CA 95051

PROJECT NO
2895

DRAWING BY
CARRIE GUAN
QIONG TAN

SUBMITTAL DATE
5/08/2026

SIGNATURE
HUAI GUAN

REVISION
1 9/21/2026
2 9/01/2026

**PROPOSED SITE PLAN**

SHEET NO.

**A1.1**