

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING A VARIANCE TO THE TWO-CAR COVERED PARKING REQUIREMENT TO CONSTRUCT A 891 SQUARE FOOT ADDITION TO A SINGLE FAMILY RESIDENCE WITH AN EXISTING ATTACHED ONE-CAR GARAGE LOCATED AT 648 ROBIN DRIVE, SANTA CLARA

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

WHEREAS, on December 6, 2018 Sean Randolph (“Property Owner”) filed a Planning Application (PLN2018-13652) requesting a Variance for the property located at 648 Robin Drive (APN: 294-08-011) (“Project Site”) in the City of Santa Clara;

WHEREAS, the Project Site is zoned Single Family Residential (R1-6L);

WHEREAS, the General Plan land use designation for the Project Site is Very Low Density Residential;

WHEREAS, the Property Owner has submitted an application for a Variance to the City’s two car covered parking requirement in order to construct an 891 square foot living area addition at the rear of an existing two-bedroom and two-bathroom single family residence with attached one-car garage, which would result in a four-bedroom, three bathroom house with an attached one-car garage;

WHEREAS, the Project is Categorically Exempt per Section 15301(e)(2), Class 1 “Existing Facilities,” of the Guidelines of the California Environmental Quality Act (“CEQA”), which exempts the minor alteration of existing public or private structures, consisting of an addition of not more than 10,000 square feet in an area where all public services and facilities are available and the area is not environmentally sensitive;

WHEREAS, on February 15, 2019, the notice of meeting date for this item was posted in three conspicuous locations within 300 feet of the Project Site and mailed to property owners within a

300 foot radius of the Project Site for the Planning Commission hearing on February 27, 2019; and,

WHEREAS, on February 27, 2019, the Planning Commission held a duly noticed public hearing to consider the Variance application, during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the proposed Variance. The Planning Commission continued the public hearing to March 13, 2019 at which time they concluded all public testimony on this matter.

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

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission hereby approves the Variance to the two-car covered parking requirement in order to allow construction of an 891 square foot addition to the existing single family residence with an attached one-car garage that is to remain.

3. That pursuant to SCCC Section 18.108.040, the Planning Commission hereby makes the following findings related to the Variance request:

A. That there are unusual conditions applying to the land or building which do not apply generally in the same district, in that property is located in a residential neighborhood originally constructed with one-story homes on narrow lots with attached one-car garages that do not have sufficient space to expand the garage for two vehicles.

B. That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the Property Owner, in that accommodating a standard 20 foot by 20 foot garage would cause the Applicant an unnecessary burden by encroaching on a large portion of the family room space to accommodate the garage.

C. That the granting of such Variance shall not, under the circumstances of the particular case, materially affect adversely the health, safety, peace, comfort or general welfare of persons

residing or working in the neighborhood of the applicant's property, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood, in that the proposal would allow the development of a 891 square foot addition to the existing 937 square foot house located on a 5,880 square foot lot where the addition is designed in a manner to be compatible with the main house and respectful of the neighbor's privacy. The property has one covered parking space and the Applicant is proposing to utilize the existing driveway to provide one additional uncovered parking space.

D. That the granting of the variance is in keeping with the purpose and intent of the Zoning Ordinance, in that because of the substandard width of the lot of the project site and the unusual location of the main house, strict application of the R1-6L standards would cause unnecessary hardship and prohibit the development of an addition on the Project Site.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE ___ DAY OF _____, 2019, BY THE FOLLOWING VOTE:

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

ATTEST: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Approval
2. Development Plans

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