



# City of Santa Clara

**Development Review Hearing  
November 13, 2024**

1776 Bowers Avenue

Public Hearing Item #2

PLN23-00554



# 1776 Bowers Avenue

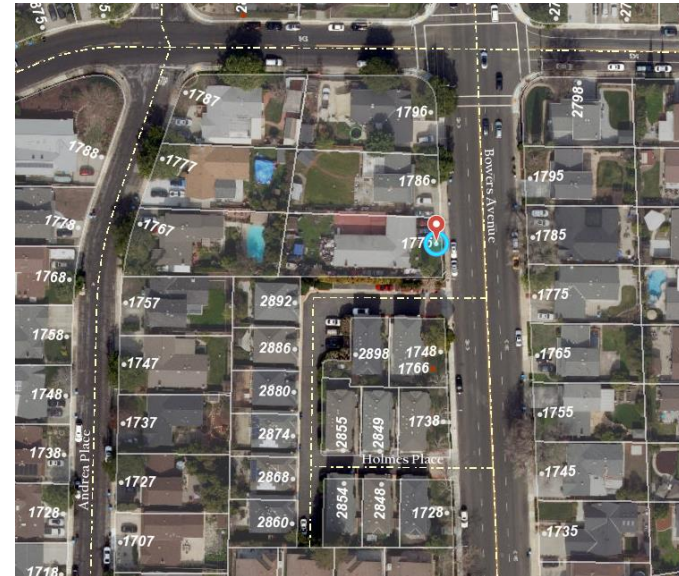
## Project Request

- **Architectural Review (PLN23-00554)** for 1,960 Square-Foot Second-Story Addition and 929 Square-Foot First-Floor Addition Resulting in a 5,091 Square-Foot Seven-Bedroom, Two-Story Residence Located at 1776 Bowers Avenue.
  - Proposed detached 932 square-foot ADU is not subject to discretionary Architecture Review



# 1776 Bowers Avenue

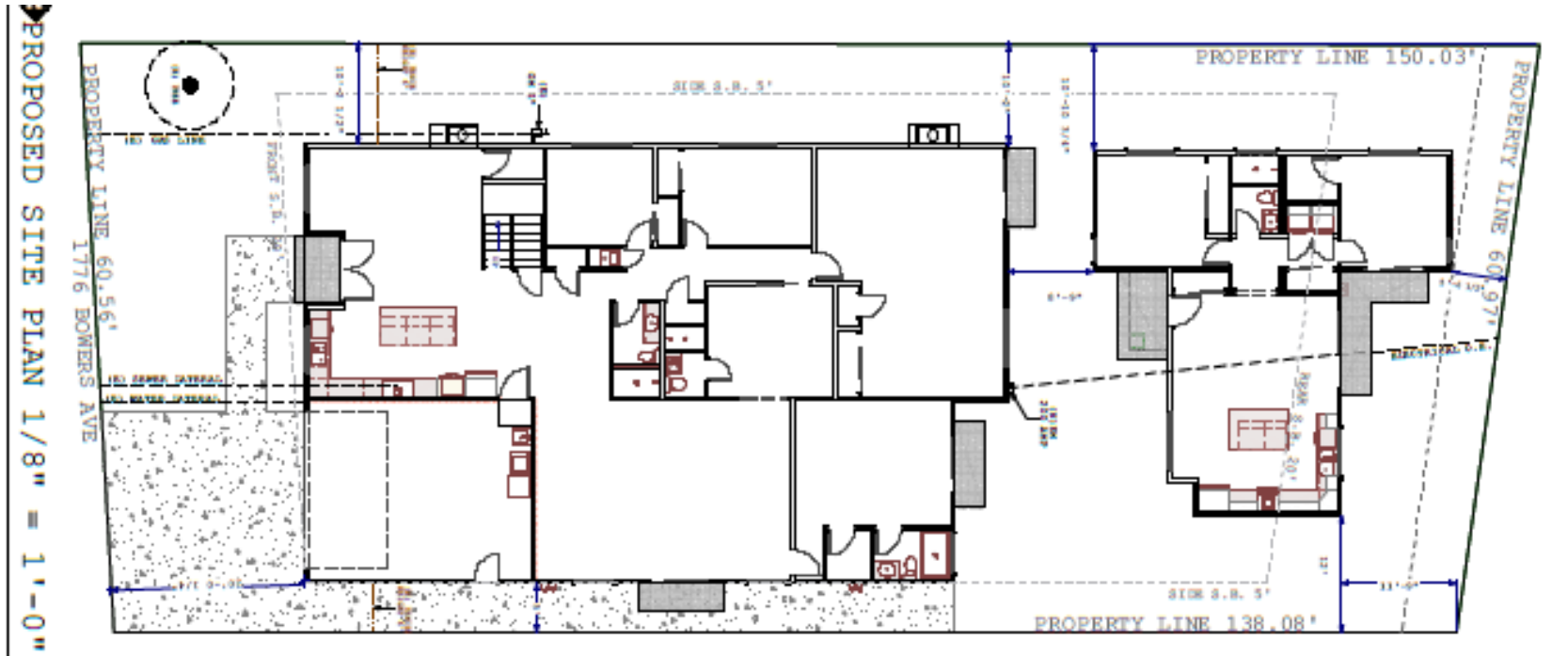
## Existing Site and Conditions





# 1776 Bowers Avenue

## Proposed Site Plan





# 1776 Bowers Avenue

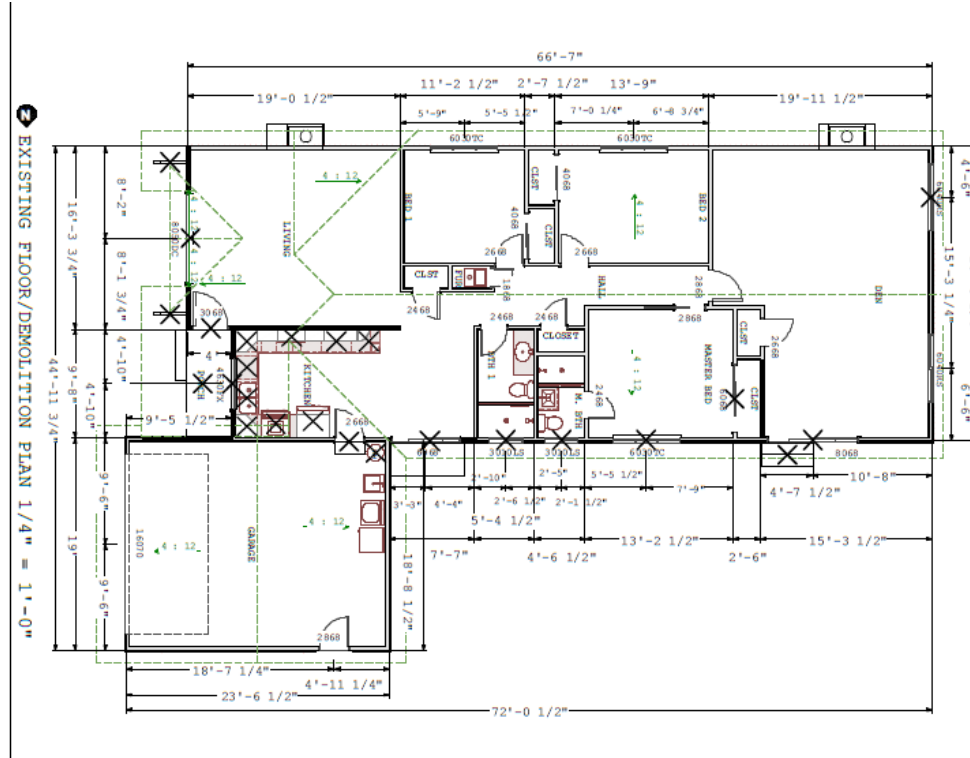
## Project Data

Lot Size: 8,300 sq. ft.			
	Existing (sq. ft.)	Addition (sq. ft.)	Proposed (sq. ft.)
First Floor	1,745	929	2,674
Second Floor	--	1,960	1,960
Porch	38	--	56
Balcony	--	108	108
Shed	144	--	--
Garage	457	--	457
Detached ADU	--	932	932
Gross Floor Area	2,384	--	6,023
Building Coverage	29%	--	40%
% of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor	--	--	63% (Max. 66% allowed)
Bedrooms/Baths	3/2	--	7/5 full and 2 half-baths



# 1776 Bowers Avenue

## Existing Floor Plans

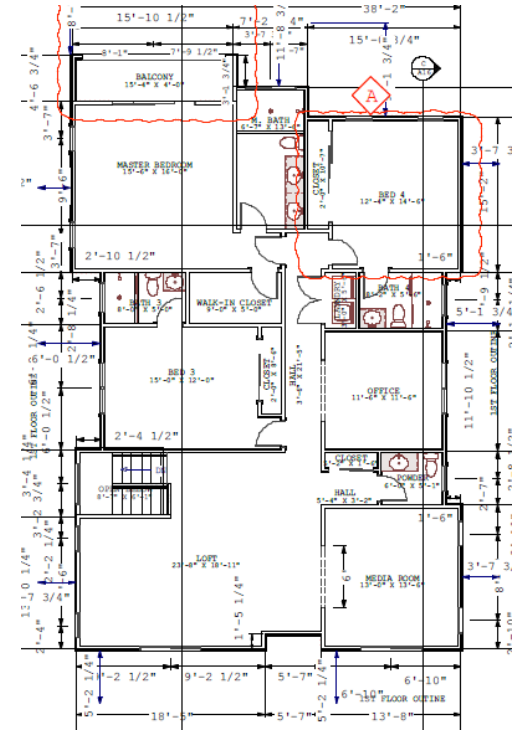
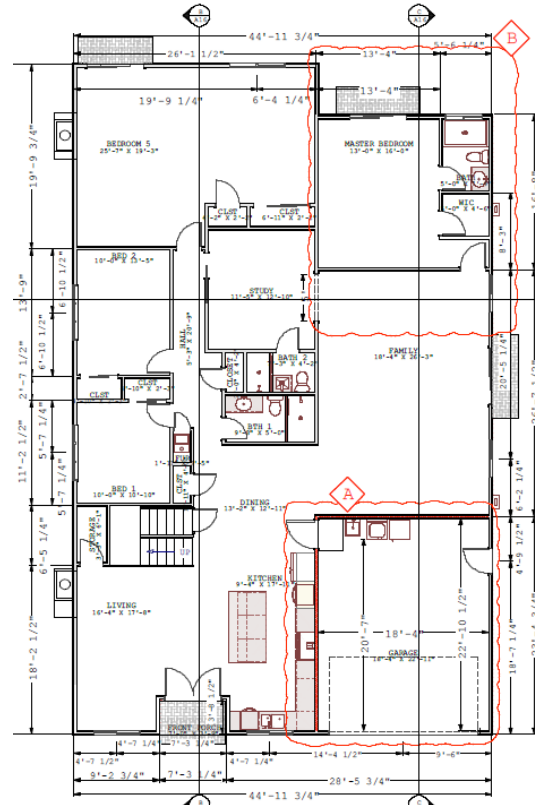






# 1776 Bowers Avenue

## Proposed Floor Plans

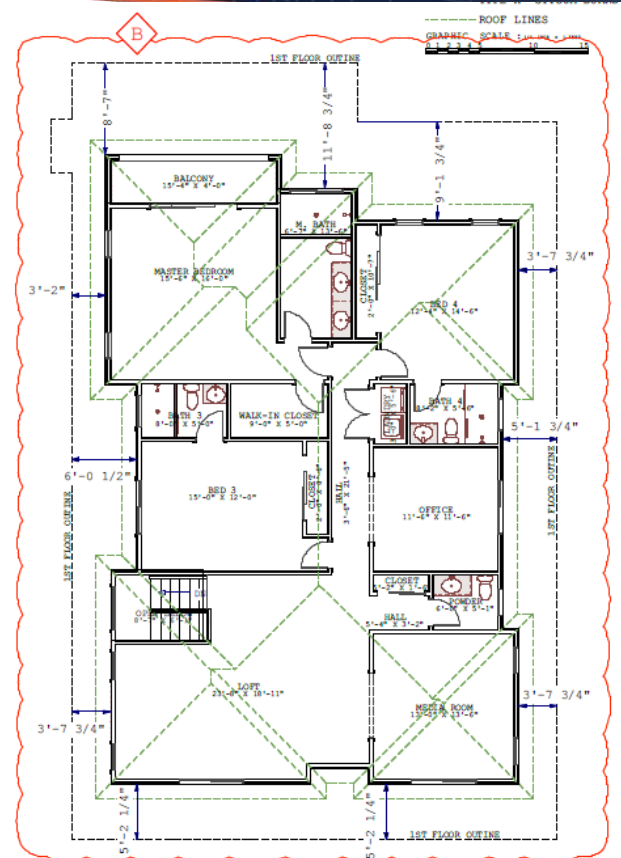


PROPOSED 1ST FLOOR PLAN 1/4" = 1'-0"



# 1776 Bowers Avenue

## Proposed Second-Floor Stepbacks







# 1776 Bowers Avenue

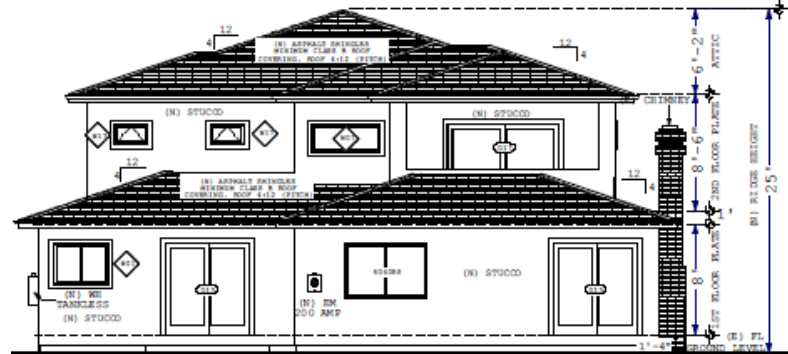
Existing Elevations

Proposed Elevations

Front



EXISTING FRONT ELEVATION 1/4" = 1'-0"



EXISTING REAR ELEVATION 1/4" = 1'-0"

Rear

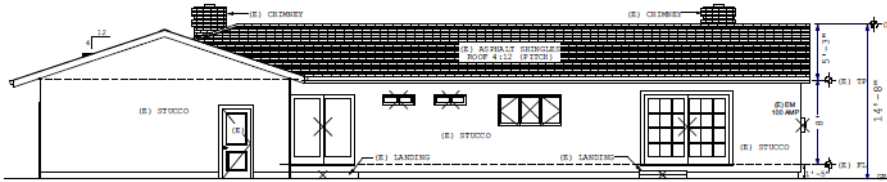


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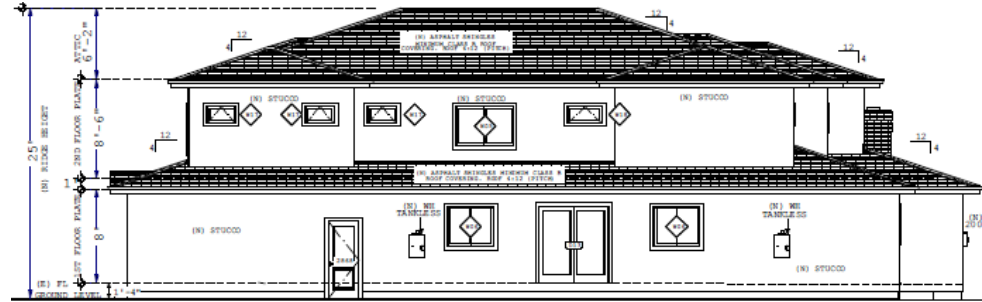
Existing Elevations

Proposed Elevations

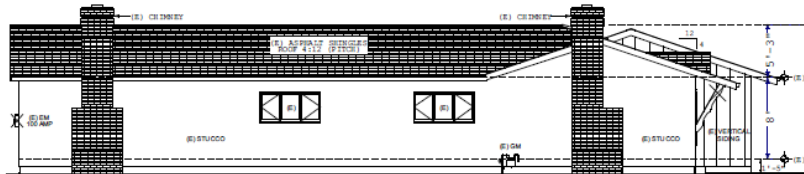
Right



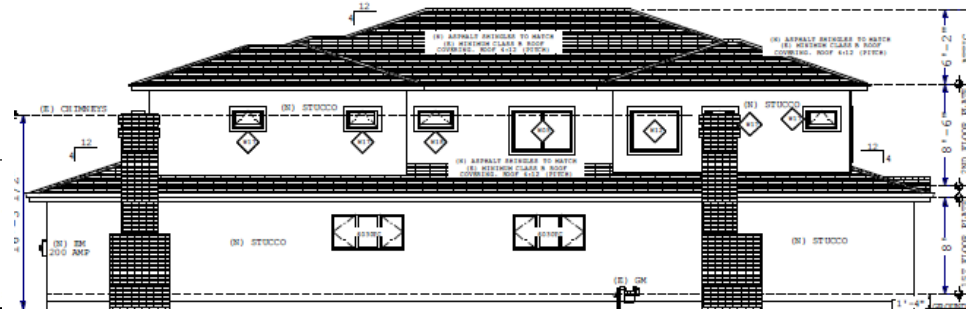
EXISTING RIGHT ELEVATION 1/4" = 11'-0"



Left



EXISTING LEFT ELEVATION 1/4" = 11'-0"



PROPOSED LEFT ELEVATION 1/4" = 11'-0"



# 1776 Bowers Avenue

## Recommendation

- **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction of Small Structures),
- **Approve** the Architectural Review for a 1,960 square-foot second-story addition and a 929 square-foot first-floor addition resulting in a 5,091 square-foot seven-bedroom, two-story residence located at 1776 Bowers Avenue, subject to the findings and conditions of approval.



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