



City of Santa Clara

Development Review Hearing

September 14, 2022

2663 Sonoma Place

Public Hearing Item #3
PLN22-00209



2663 Sonoma

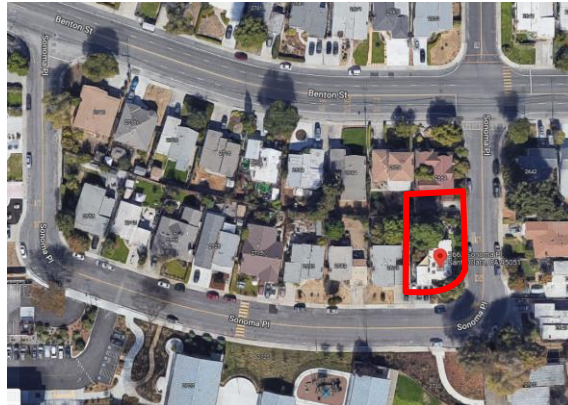
Request

- **Architectural Review** for a 589 square-foot second story addition to an existing 1,481 square-foot single-family residence with 3 bedrooms and 2 bathrooms, and an attached one-car garage. The proposal will result in a 4-bedroom, 3-bathroom residence with 2,070 square feet of living area, a balcony, and an attached one-car garage.



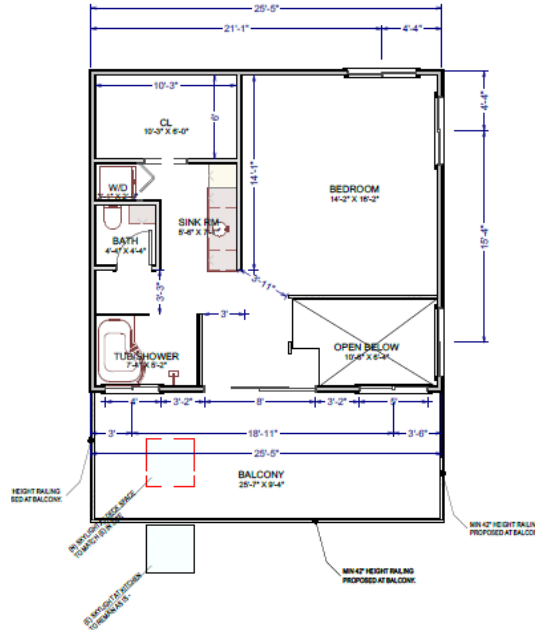
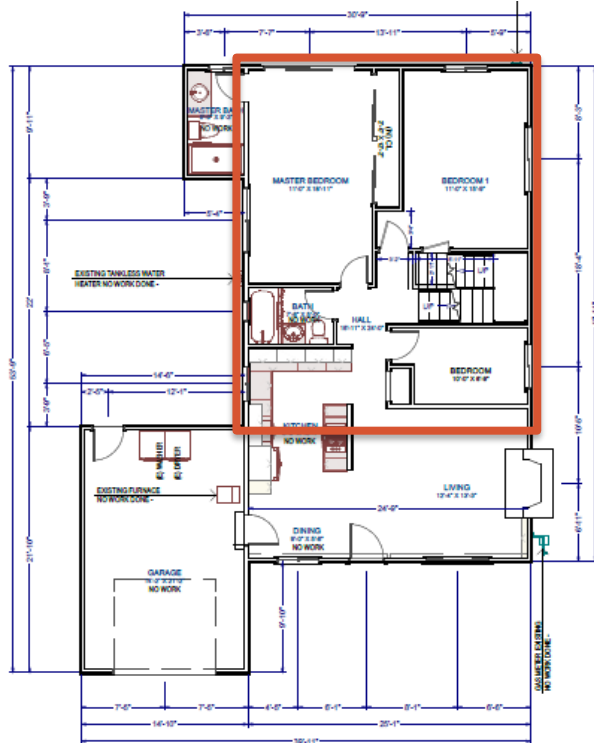
Project Site

- 6,647 square-foot lot
- General Plan Designation: Very Low Density Residential
- Zoning: R1-6L
- Variance to maintain the one-car garage approved by Planning Commission at the 8/3 PC meeting





Proposed Floor Plans



Proposed Floor Plan

- **589** square feet second floor addition
- **110** square feet living space remodel to add stairs
- New **239** square feet uncovered deck
- New **225** square-foot balcony (9-foot depth)
- **24%** lot coverage



Existing and Proposed Elevations

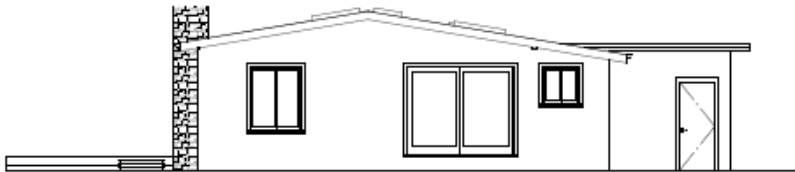
*Existing
Front*



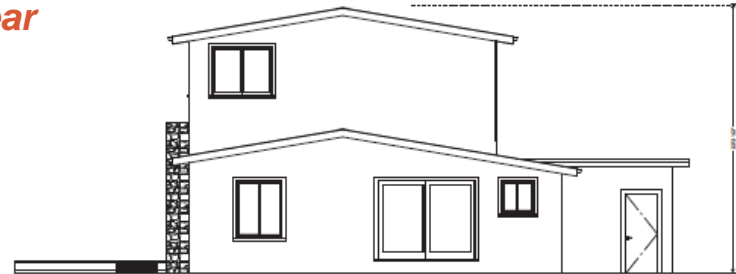
*Proposed
Front*



Rear



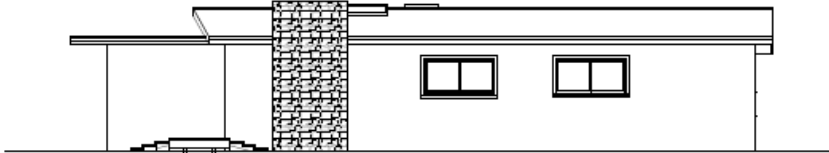
Rear



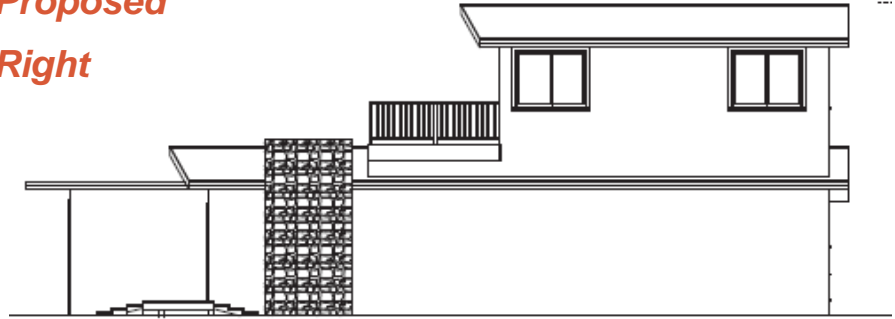


Existing and Proposed Elevations

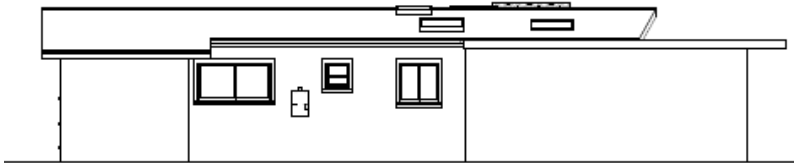
*Existing
Right*



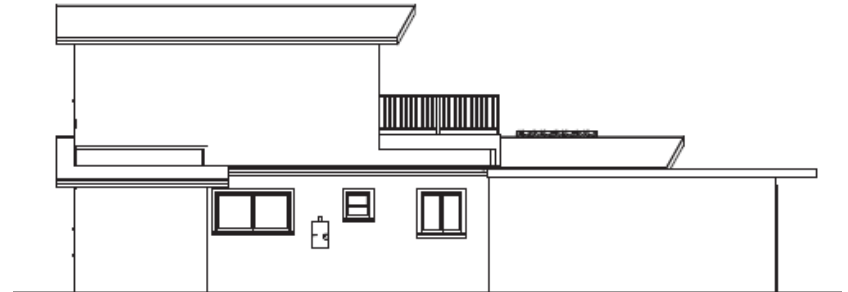
*Proposed
Right*



Left



Left





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Recommendation

- **Redesign** the proposed project to reduce the balcony depth from 9 feet, 4 inches to a maximum depth of 4 feet before resubmitting for final architectural approval by Planning staff per the conditions of approval.



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