

#### **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**

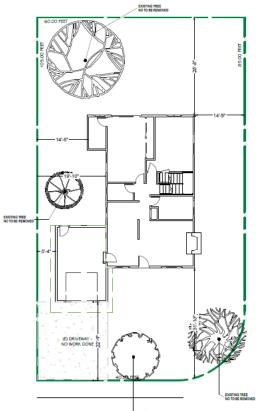
- 6,647 square-foot lot
- General Plan Designation: Very Low Density Residential
- Zoning: R1-6L
- Variance to maintain the one-car garage approved by Planning Commission at the 8/3 PC meeting





## **Project Data and Site Plan**

Lot Area: 6,222 sq. ft.				
	Existing Floor Area (sq. ft.)	Remodel Area (sq. ft.)		Proposed Floor Area (sq. ft.)
First Floor	1,148	~ 110	-	1,148
Second Floor	-	-	589	589
Garage	333	-	-	333
Uncovered Deck	-	-	-	239
Gross Floor Area	1,481	-	-	2,070
Lot Coverage	1,481/6,222 = 24%	-	-	1,481/6,222 = 24%
F.A.R.	1,481/6,222 = .24	-	-	2,070/6,222 = .332
% of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor	N/A	-	-	589 / 1,481 = 40%
Bedrooms/ Baths	3/2	-	-	4/3
Flood Zone	Х	-	-	Х



SONOMA PL.

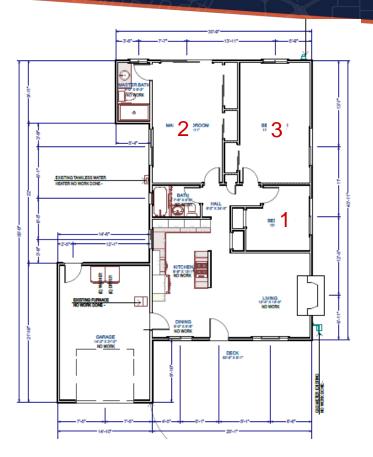
# SONOMA PL



# **Existing Floor Plan**

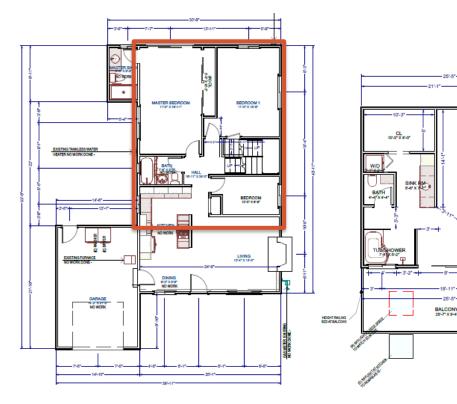
#### **Existing Floor Plan**

- One-story
- 3 bedroom and 1 bath





#### **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

BEDROOM 14-2" X 16-2"

OPEN BELOW

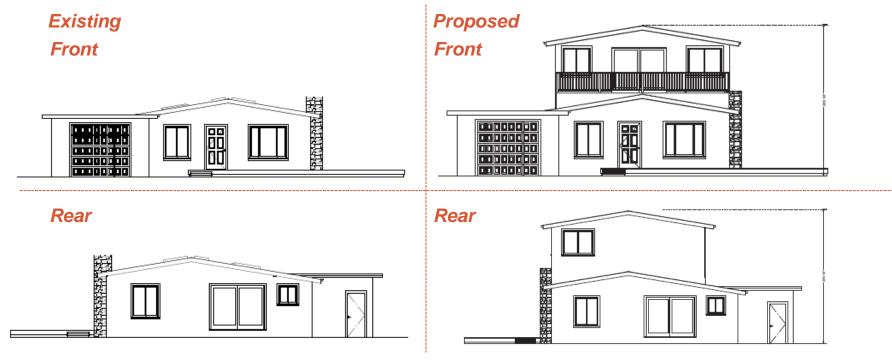
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MIN 42" HEIGHT RAILING PROPOSED AT BALCON

- New 225 square-foot balcony (9-foot depth)
- 24% lot coverage

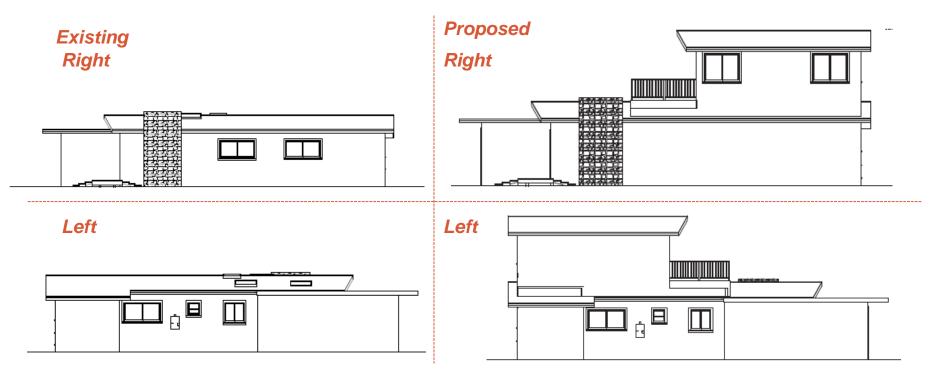


## **Existing and Proposed Elevations**





## **Existing and Proposed Elevations**





#### 2663 Sonoma Place 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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