



City of Santa Clara

Development Review Hearing

4628 Demaret Drive

PLN23-00077



4628 Demaret Drive

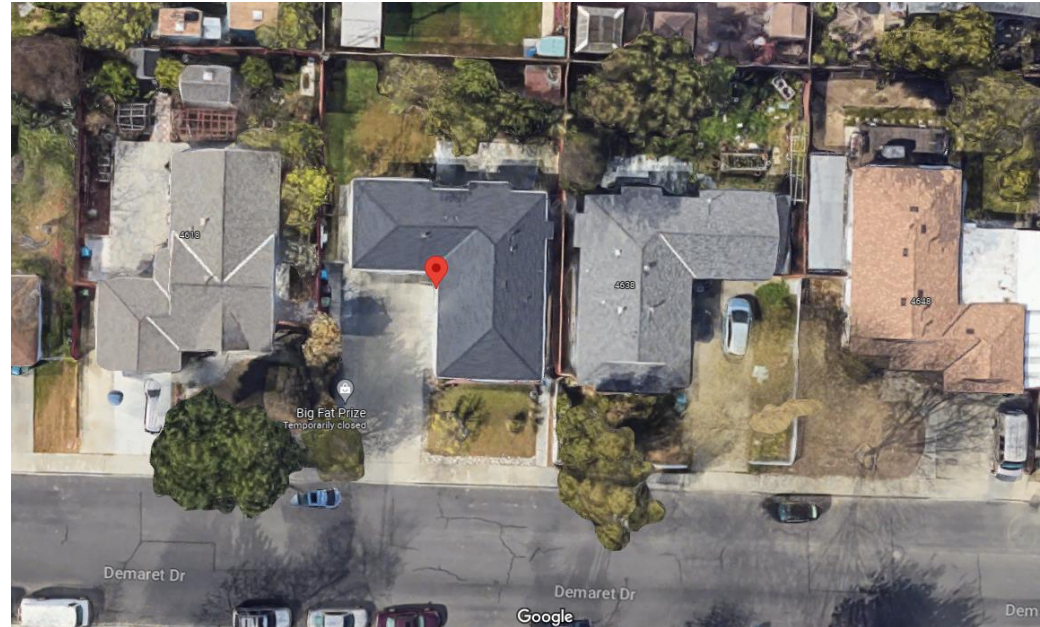
Request

- **Architectural Review** of the conversion of a garage to a studio bedroom and the construction of a new two-story tall garage with attic space at an existing single-family residence.



Project Site

- 6,200 square-foot lot
- APN: 097-17-095
- General Plan Designation:
Very Low Density Residential
- Zoning: R1-6L

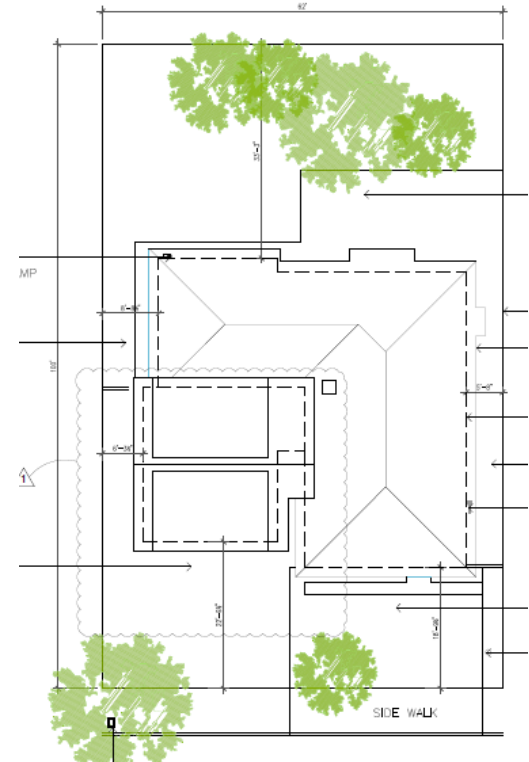




Project Data and Site Plan

4628 Demaret Drive

Lot Size: 6200 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed New Construction (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1167	418	1635
Second Floor	n/a	n/a	n/a
Garage	379	121	500
ADU	n/a	n/a	n/a
Gross Floor Area	1546	539	2085
Lot Coverage	1546/6200=24%	+539 sqft	2085/6200=33%
Bedrooms/Baths	3-bedroom, 3 bathrooms	Add 1 bedroom, 1 bathroom	4-bedroom, 4-bathrooms
Flood Zone	X		

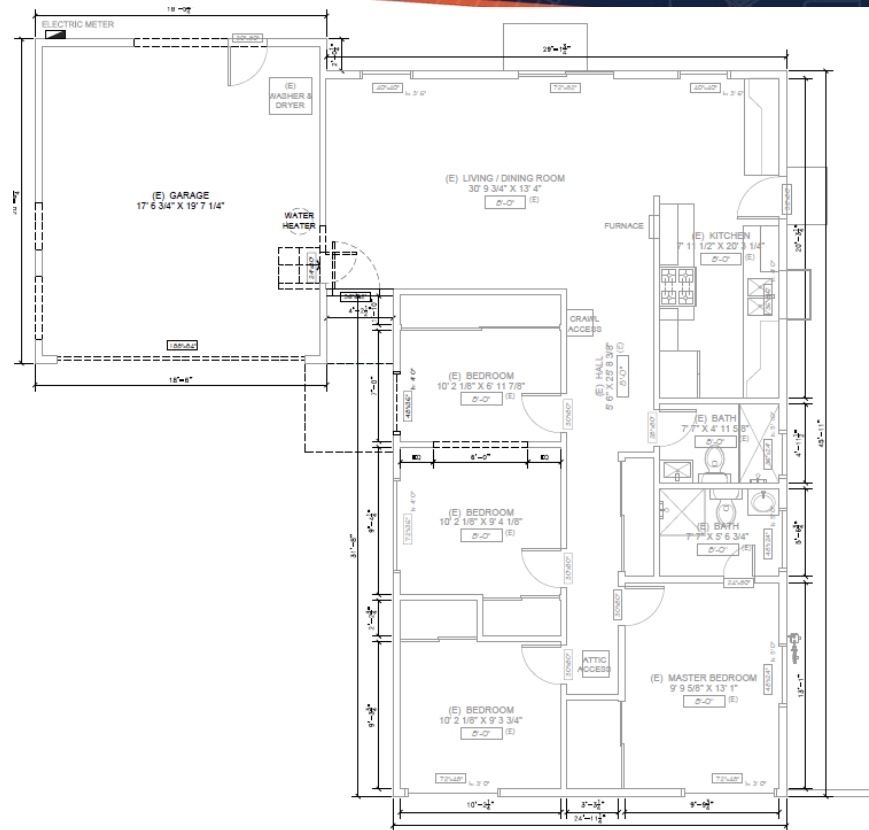




Existing Floor Plan

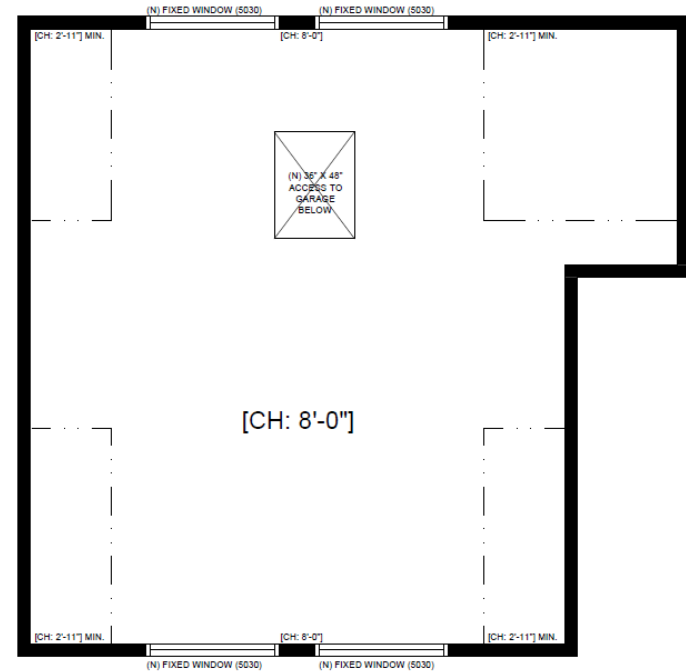
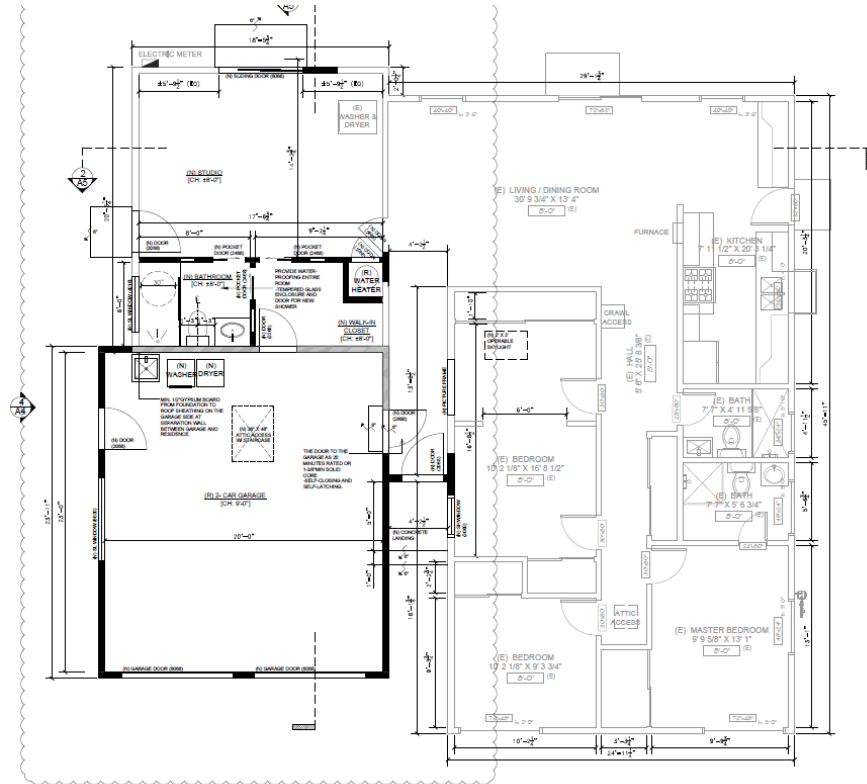
Current Site Plan includes:

- Garage
- Four bedrooms
- Small shed in rear





Proposed Floor Plan

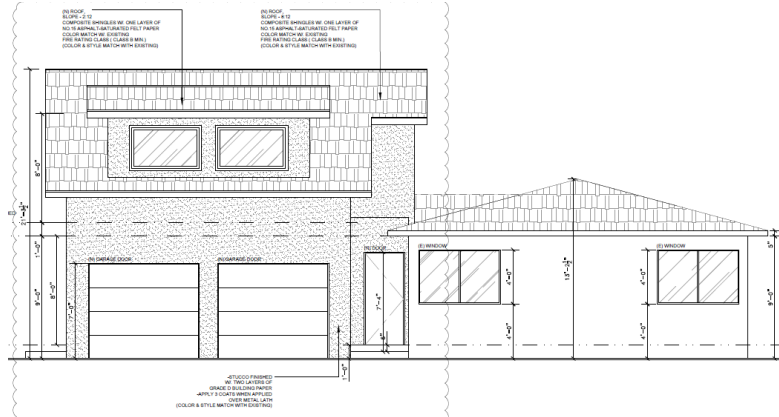


ATTIC AREA FLOORPLAN

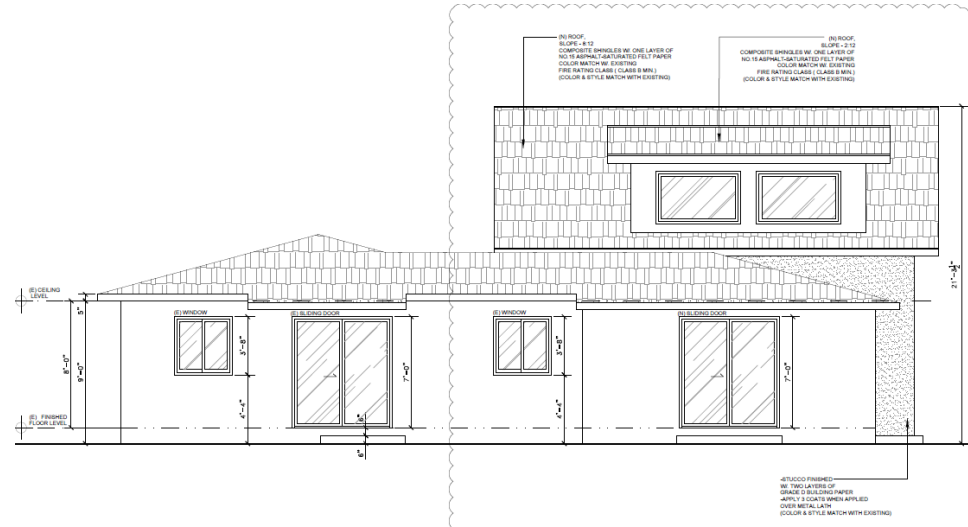


Proposed Elevations

Front



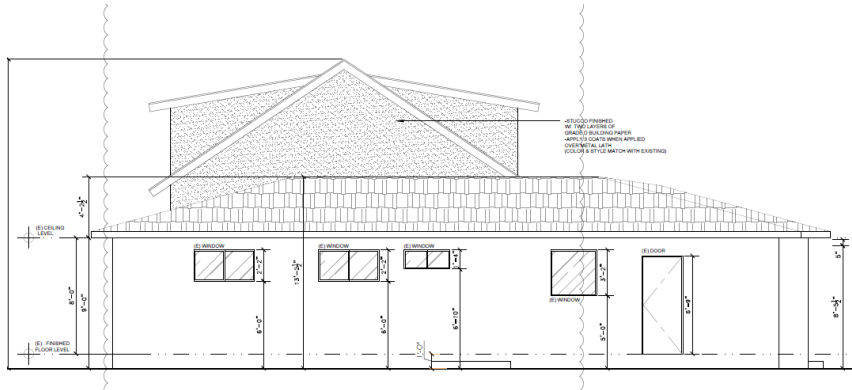
Rear



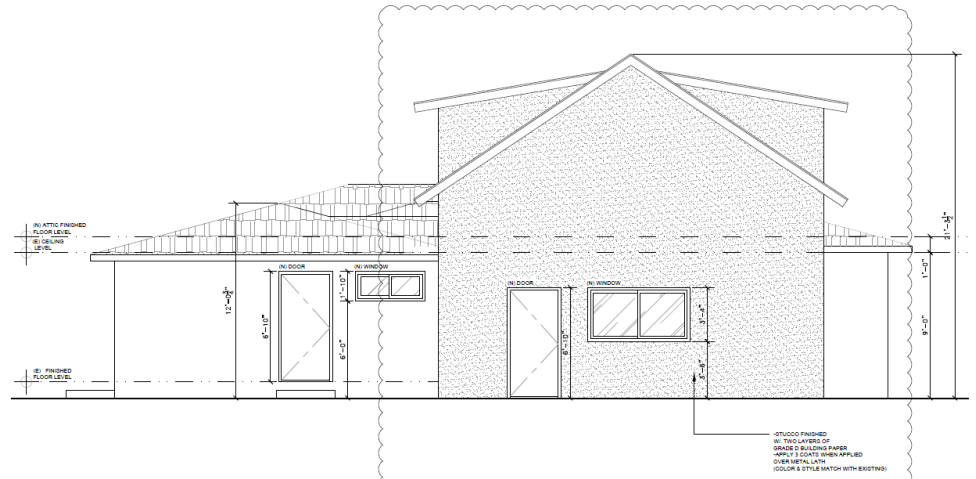


Proposed Elevations

Right



Left





2467 Park Avenue

Recommendation

- **Redesign** the second story of the proposed addition consistent with the Single-Family Design Guidelines.



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