

RESOLUTION NO _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING A SIGNIFICANT PROPERTY ALTERATION PERMIT FOR AN ADDITION TO A HISTORIC RESIDENCE AND A VARIANCE TO ELIMINATE THE PARKING REQUIREMENT AT 1277 JACKSON STREET, SANTA CLARA, CA

WHEREAS, on December 18, 2022, Brandon Spencer (“Property Owner”) submitted an application for a Significant Property Alteration Permit for a 1,207 square foot addition to a historic residence and a Variance request to eliminate the requirement of a two-car garage (“Project”) located at 1277 Jackson Street (“Project Site”);

WHEREAS, the Project Site is currently zoned R1-6L – Single Family Residential and has the General Plan land use designation of Very Low Density Residential;

WHEREAS, pursuant to Santa Clara City Code (“SCCC”) Section 18.106.050, a Significant Property Alteration Permit is required to for alterations to a Historic Resource Inventory (HRI) property (a Queen Anne Cottage constructed in 1899);

WHEREAS, the Project includes the 1,207 square foot addition in the basement of the listed historic residence;

WHEREAS, the Significant Property Alteration Permit is Categorically Exempt from formal environmental review per Section 15301(e)(2), Class 1 Existing Facilities, of the Guidelines to the California Environmental Quality Act (“CEQA”), in that the project involves an addition in the basement of the existing residence that will result in an increase 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, City policy requires two covered parking spaces for single-family residences and that a nonconforming single-family residence be brought into conformance with the parking requirement when there is an addition of 500 square feet or more;

WHEREAS, the Property Owner requested a Variance to eliminate the requirement to provide a two-car garage and is proposing not to provide any covered parking spaces on site as a part of this Project;

WHEREAS, on December 7, 2023, the Historical and Landmarks Commission conducted a duly noticed public hearing to consider the Project, at the conclusion of which, the Historical and Landmarks Commission voted to recommend that the Planning Commission approve the project.

WHEREAS, on February 8, 2024, the notice of public hearing for the February 21, 2024 Planning Commission meeting date for this item was posted in three conspicuous locations within 300 feet of the Project Site and mailed to all property owners located within 300 feet of the Project Site; and

WHEREAS, on February 21, 2024, the Planning Commission conducted a duly noticed public hearing to consider the Project and all pertinent information in the record 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 Project.

NOW THEREFORE, BE IT 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 pursuant to SCCC Section 18.106.050(d), the Planning Commission hereby approves the Significant Property Alteration Permit for the 1,207 square foot addition to the existing historic residence based on the following findings:
 - A. The alterations are designed to preserve the essential character, features, and defining elements that make the HRI property significant, in that the alterations do not modify the historic aspects of the property;

B. The project proposals will not have a significant adverse effect on the integrity of the HRI property, in that the modifications preserve the defining features of the historic structure;

C. The alterations will be compatible with the existing structure or district, in that the proposed alterations would be compatible with the historic materials, features, size, scale, proportion, and massing of the property; and

D. The alterations are consistent with the Secretary of the Interior's Treatment Standards, in that the exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property.

3. That pursuant to SCCC Section 18.108.040, the Planning Commission hereby approves of the Variance to eliminate the requirement to provide a two-car garage based on the following findings:

A. That there are unusual conditions applying to the land or building which do not apply generally in the same district, in that the lot area and lot width are substandard from the required minimums in the R1-6L Single Family Residential Zoning District;

B. That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the Property Owner, in that the existing house configuration would not allow the property owner to reasonably use the property without incurring the substantial burden of reconstructing the house to accommodate a two-car 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 Property Owner's property, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood, in that the property still functions as a single-family residence with off-street parking available on the existing driveway; and

D. That the granting of the Variance is in keeping with the purpose and intent of the Zoning Ordinance, in that eliminating the requirement for a two-car garage would alleviate practical difficulties and unnecessary hardships for the expansion of this existing residence on a substandard lot.

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 21ST DAY OF FEBRUARY 2024, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
REENA BRILLIOT
ACTING DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference: None
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