



# **City of Santa Clara**

## **Development Review Hearing**

### **July 6, 2022**

**460 Muriel Court**

**Public Hearing Item #2**  
**PLN22-00216**



# 460 Muriel Court

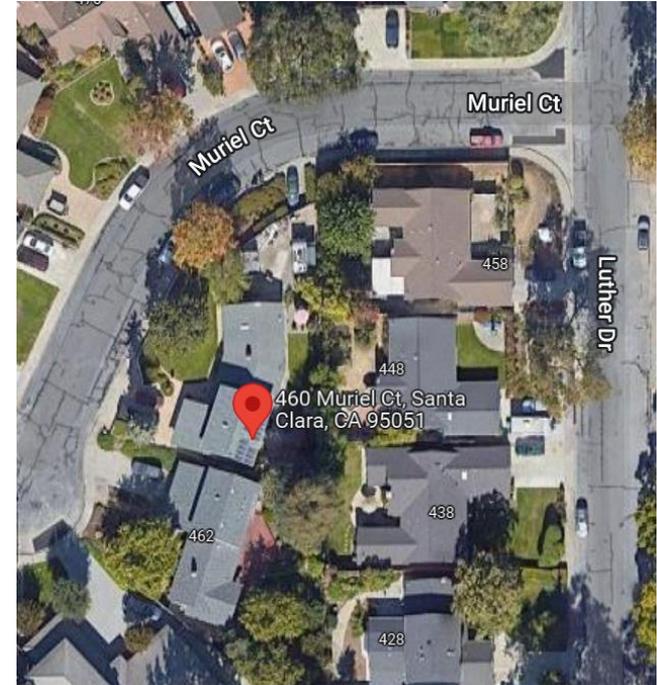
## Request

- **Architectural Review** of a 478 square foot second floor addition to an existing 2,435 square foot 4-bedroom 2.5 bathroom two-story residence resulting in a 2,913 square foot 4-bedroom 3.5 bathroom two-story residence with an existing attached two-car garage to remain.



# Project Site

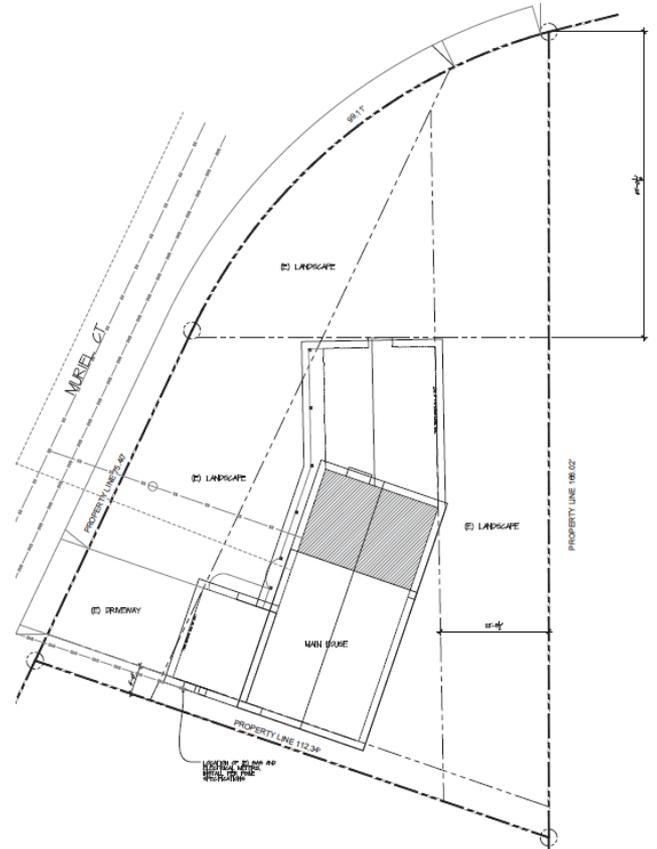
- 11,019 square-foot lot
- General Plan Designation: Very Low Density Residential
- Zoning: R1-6L





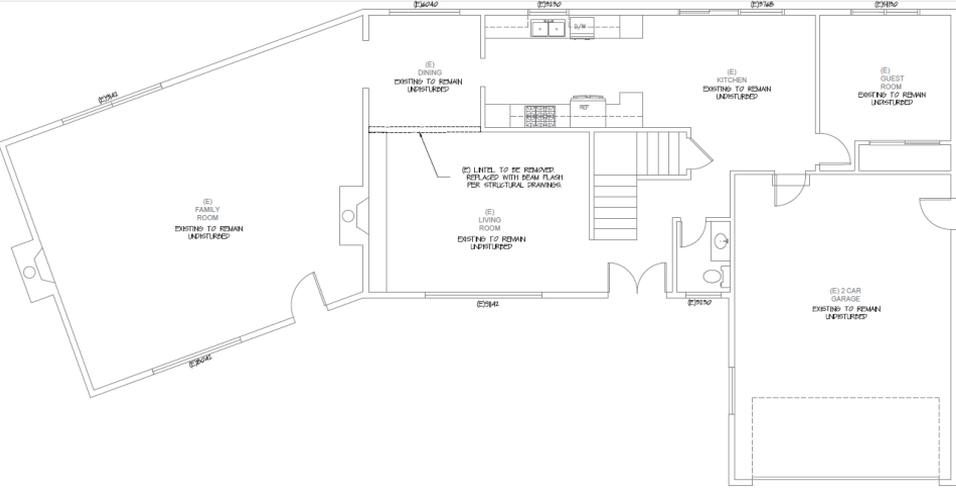
# Project Data and Site Plan

Lot Area: 11,019 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,714		1,714
Second Floor	721	478	1,199
Garage	521		521
Gross Floor Area	2,956		3,434
Lot Coverage	$2,235/11,019=20\%$		$2,235/11,019=20\%$
F.A.R.	$2,956/11,019=0.27$		$3,434/11,019=0.31$
% of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor	$721/2,235=32\%$		$1,199/2,235=54\%$
Bedrooms/Baths	4 / 2.5		4 / 3.5
Flood Zone	X		X

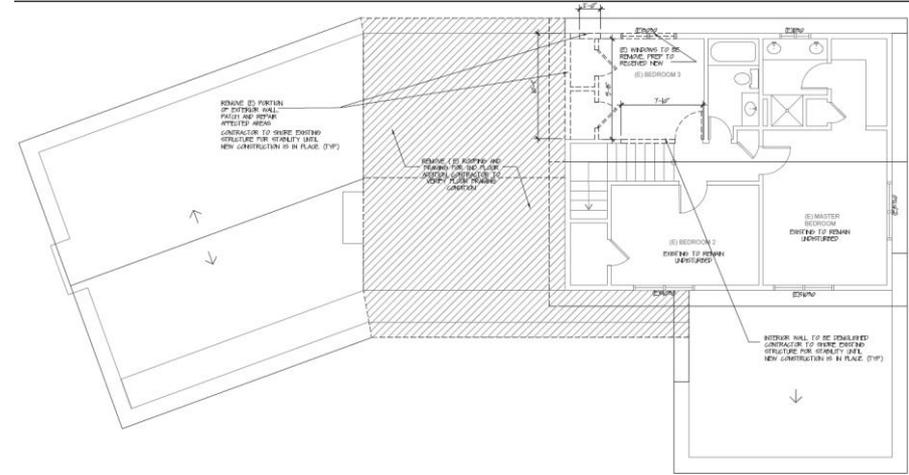




# Existing Floor Plan



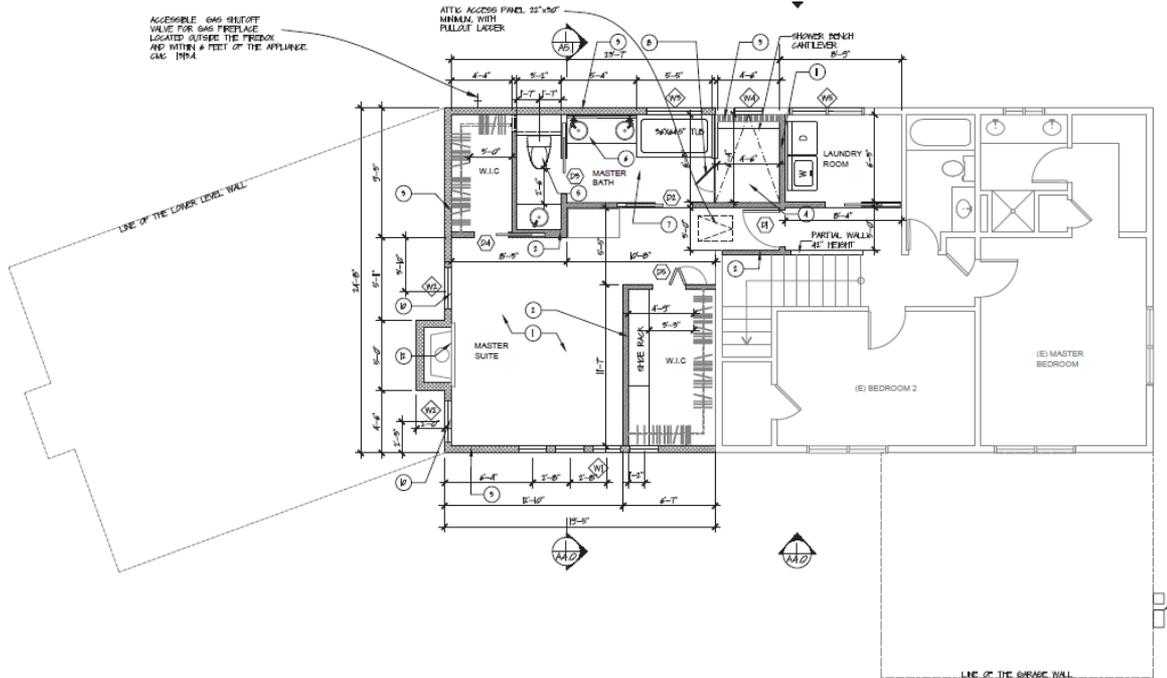
**First Floor**



**Second Floor**



# Proposed Floor Plan



## Proposed Floor Plan

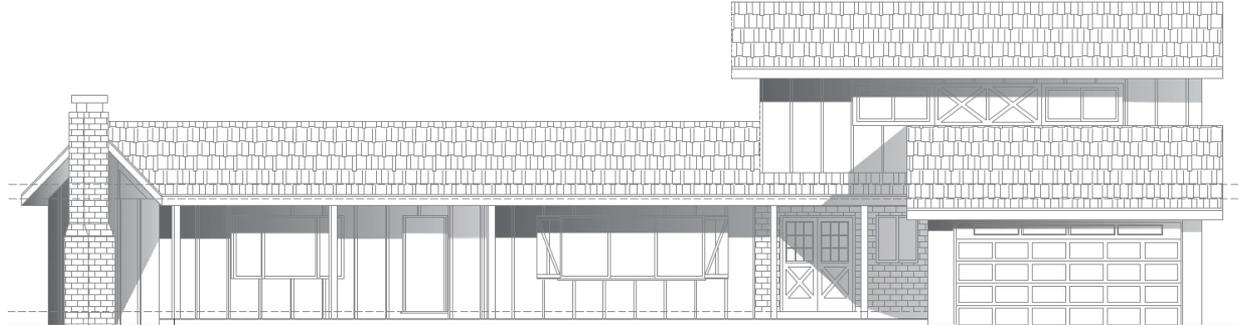
- Two-story
- **2,913** square feet living area
- **521** square feet attached garage
- 4 bedroom / **3.5** bathroom
- **20%** lot coverage



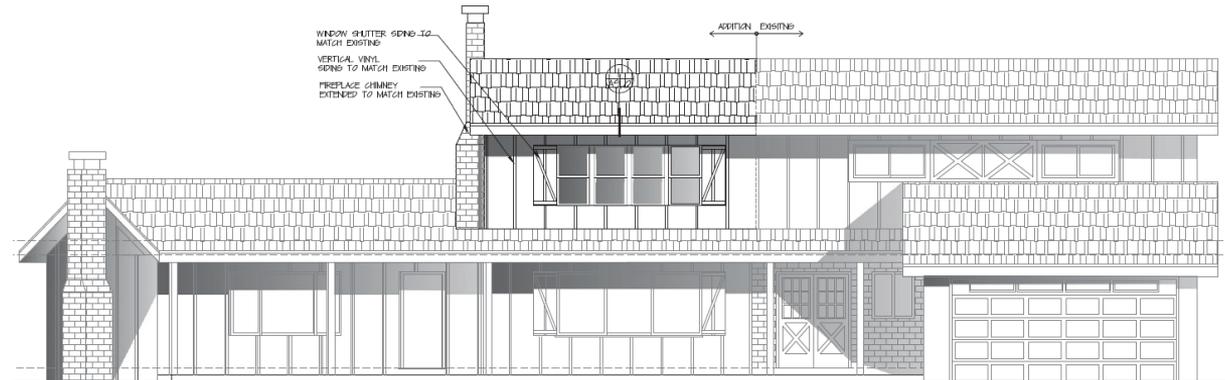
# Existing and Proposed Elevations

## Front (South)

*Existing*



*Proposed*

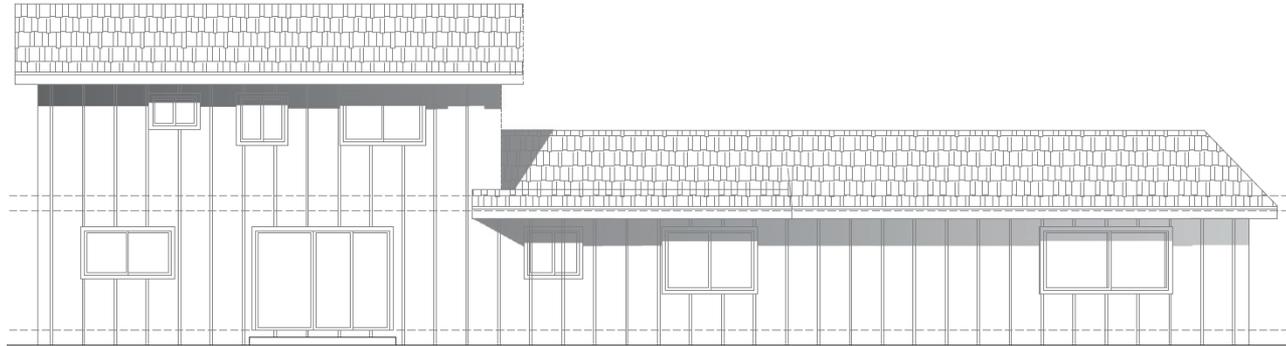




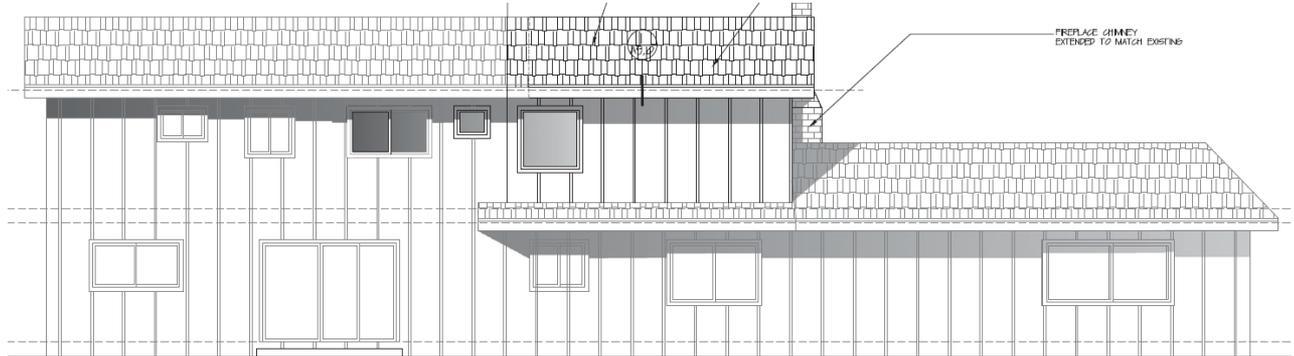
# Existing and Proposed Elevations

## Rear (North)

*Existing*



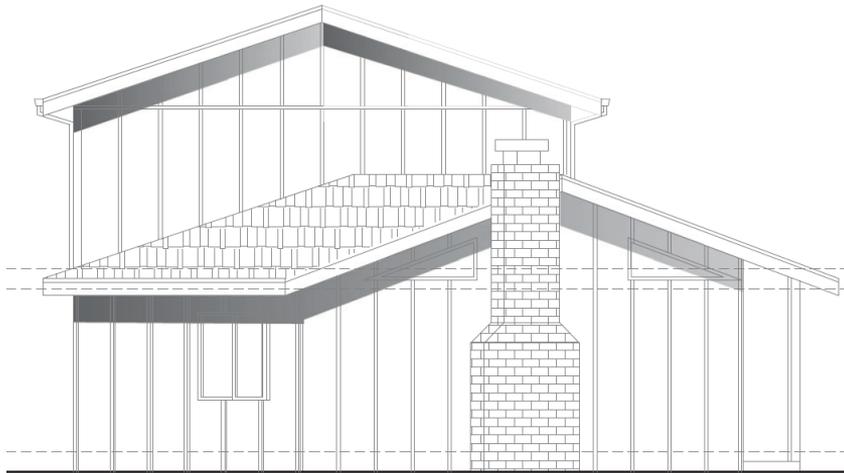
*Proposed*



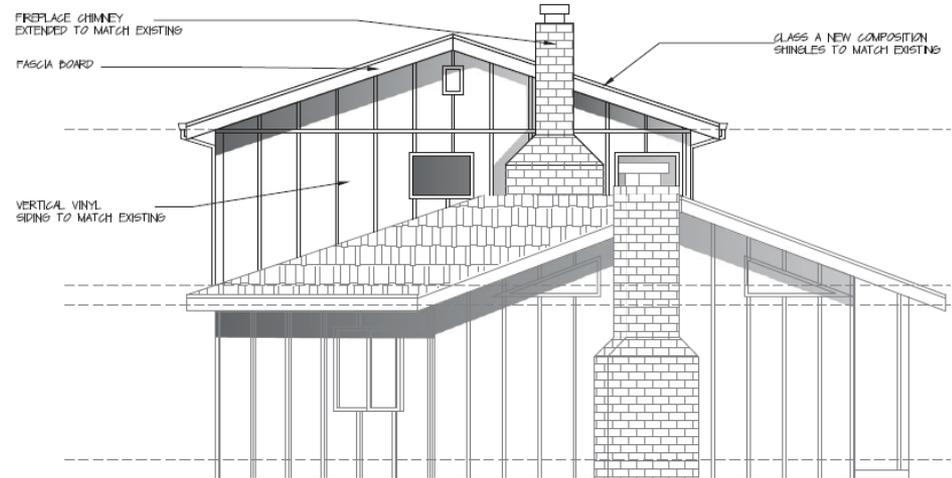


# Existing and Proposed Elevations

## Side (West)



*Existing*



*Proposed*



# 460 Muriel Court

## Recommendation

- **Approve** a 478 square foot second floor addition to an existing 2,435 square foot 4-bedroom 2.5 bathroom two-story residence resulting in a 2,913 square foot 4-bedroom 3.5 bathroom two-story residence with an existing attached two-car garage to remain.



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