



# **City of Santa Clara**

## **Development Review Hearing**

### **January 12, 2022**

**143 Claremont Avenue**

**Public Hearing Item # 4**  
**PLN2021-14903**



# 143 Claremont Avenue

## Request

Action on the new construction of a 3,497 square-foot six bedroom and four bathroom two-story single family residence with attached 495 square-foot attached one bedroom and one bathroom accessory dwelling unit

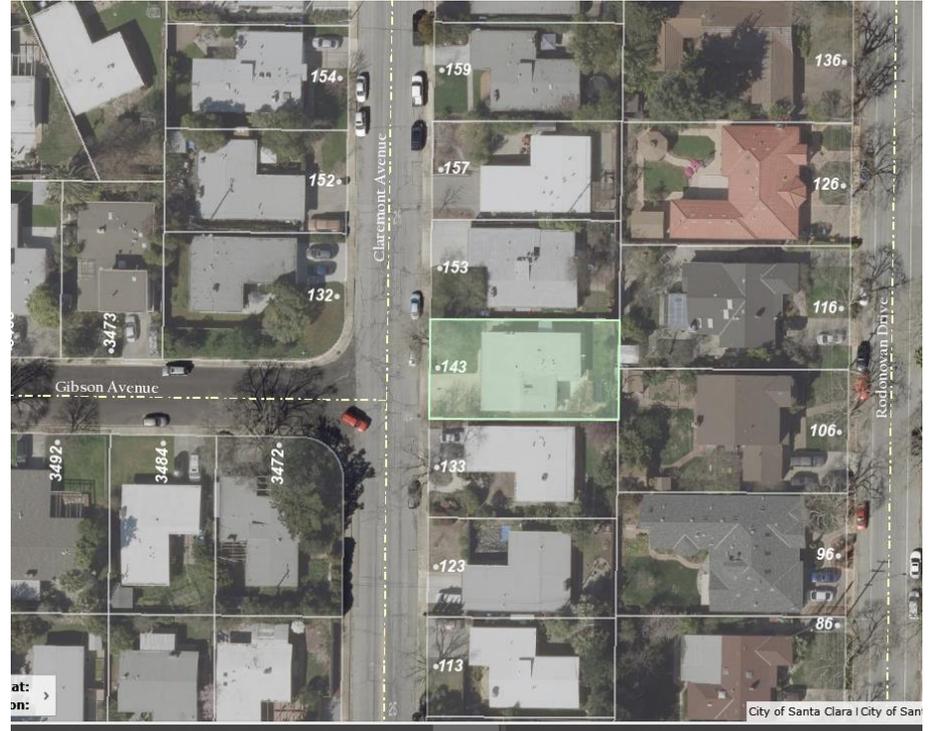




# 143 Claremont Avenue

## Site

- Area: 6,090 sq. ft.
- Zoning: Single Family (R1-6L)
- Architectural Style: Patio Home





**City of  
Santa Clara**  
The Center of What's Possible

# 143 Claremont Avenue

## Street View

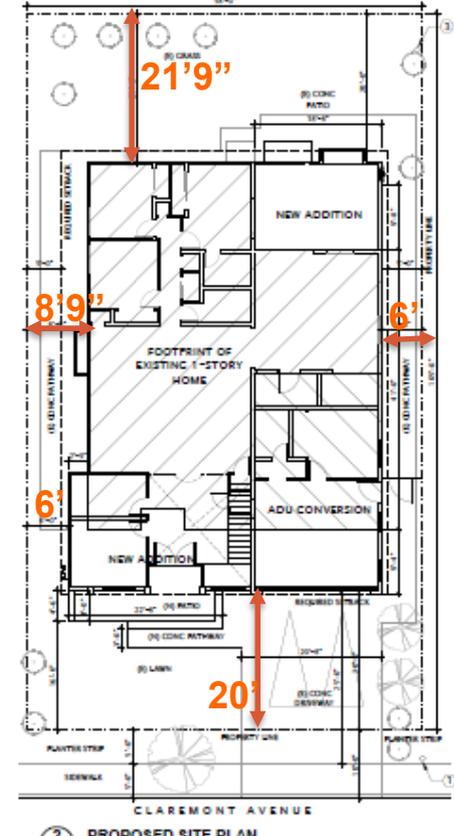
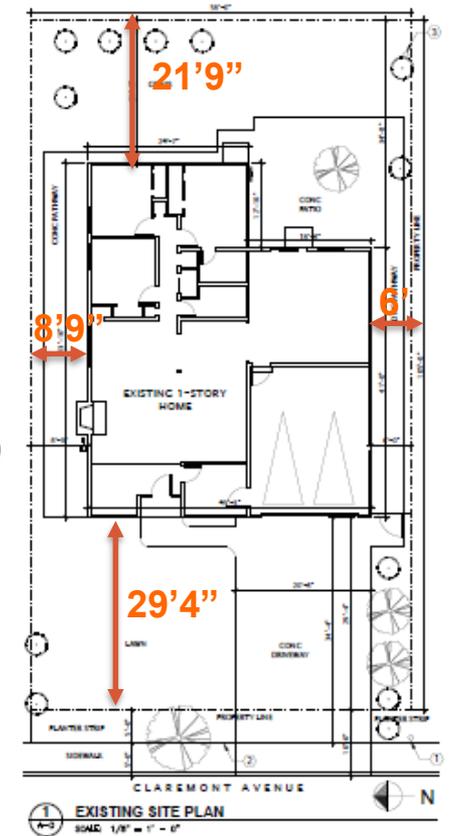




# 143 Claremont Avenue

## Site Plan

- Lot Area: 6,090 sq. ft.
- Existing: 2,088 sq. ft.; 3-bedroom 2-bath, one-story with 2-car garage
- Proposed:
  - 2,235 sq. ft. (first Floor)
  - 1,262 sq. ft. (second floor)
  - 495 sq. ft. Garage conversion and front expansion into ADU

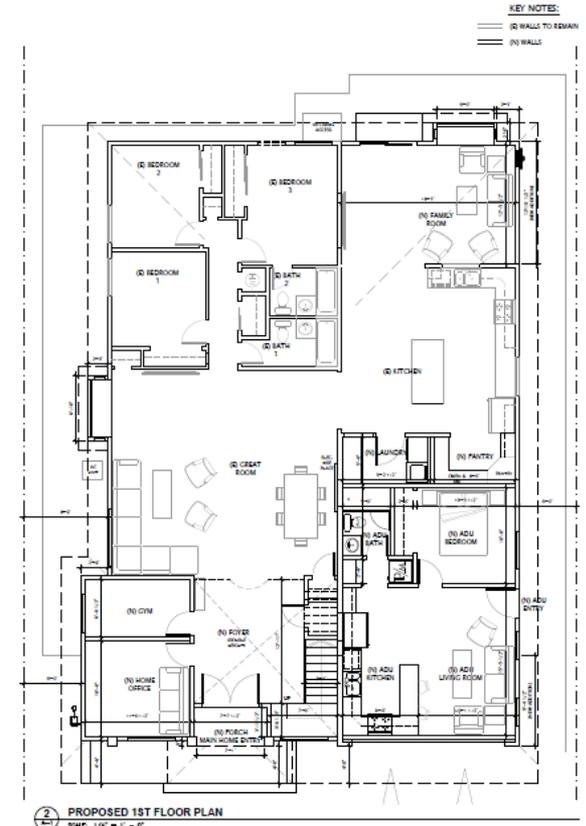
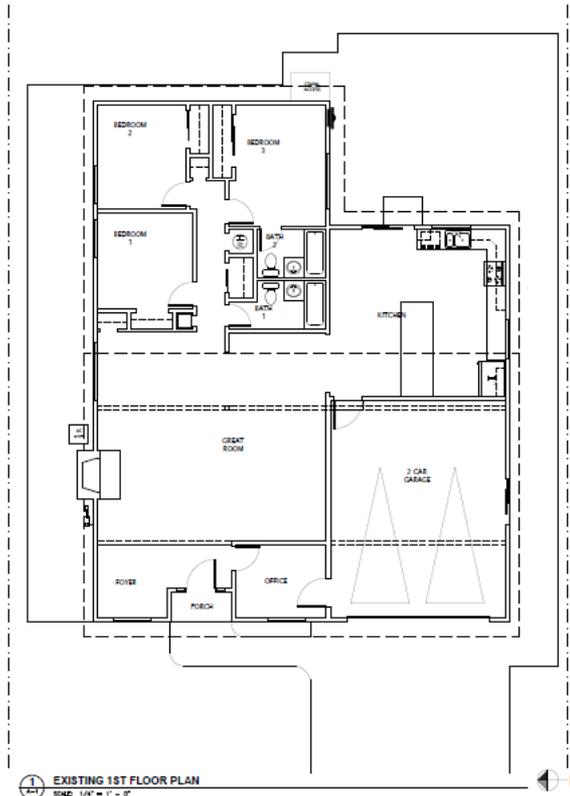




# 143 Claremont Avenue

## First Floor Plans

- Existing and New

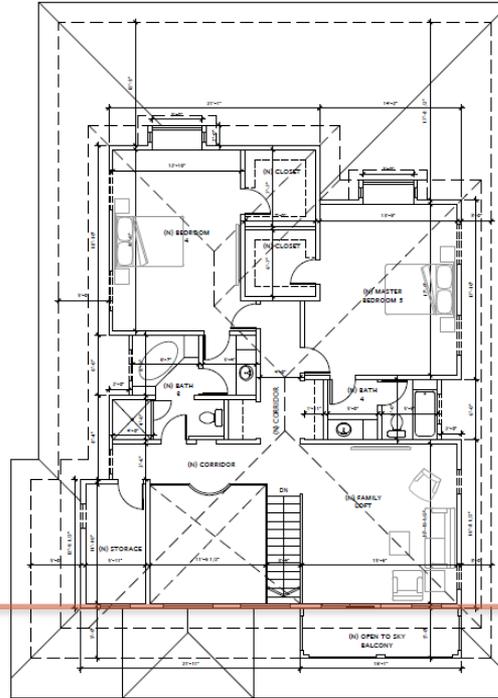




# 143 Claremont Avenue

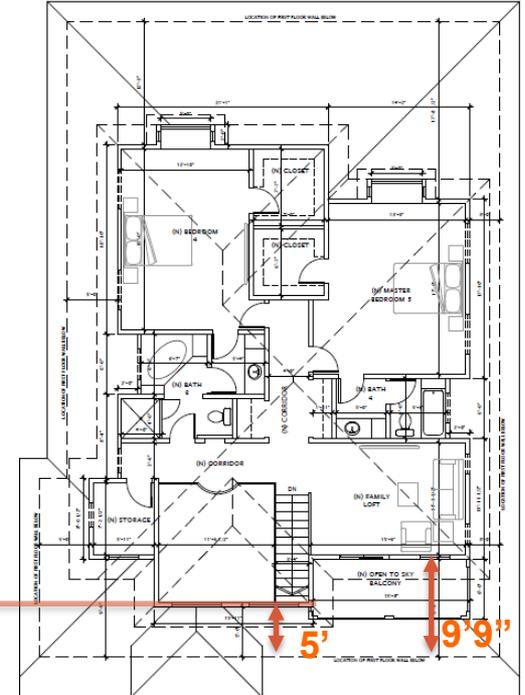
## Second Floor Plan

2<sup>nd</sup> floor front wall limit



2 PROPOSED 2ND FLOOR PLAN  
SCALE: 1/4" = 1' - 0"

Plan from 11/3 DRH

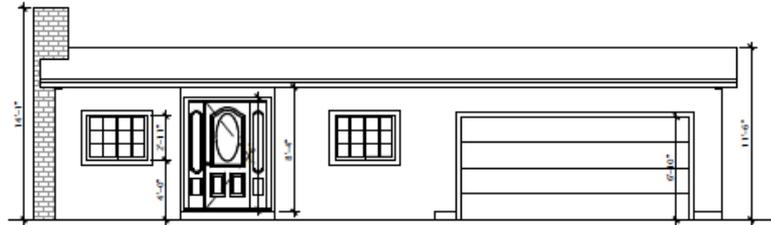


Revised 2<sup>nd</sup> Floor Plan

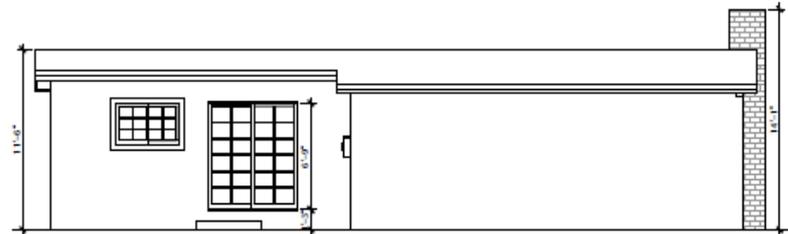


# 143 Claremont Avenue

## Elevations



**1** EXISTING WEST / FRONT ELEVATION  
SCALE: 1/4" = 1' - 0"



**1** EXISTING EAST / REAR ELEVATION  
SCALE: 1/4" = 1' - 0"



**3** PROPOSED WEST / FRONT ELEVATION

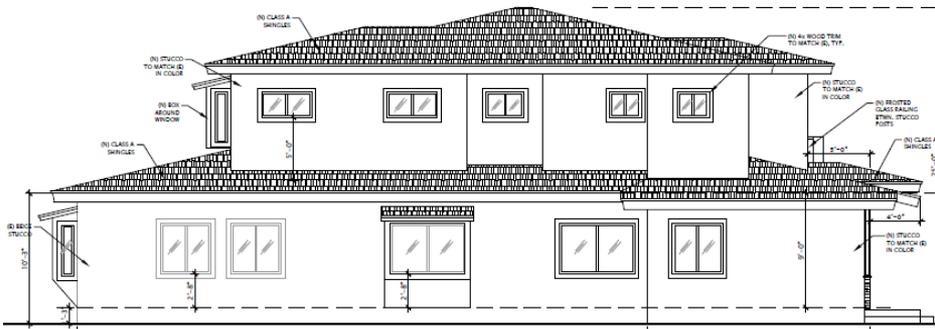
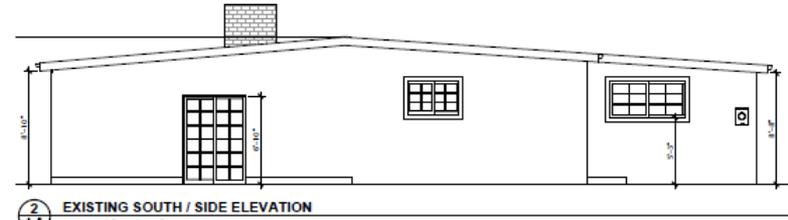
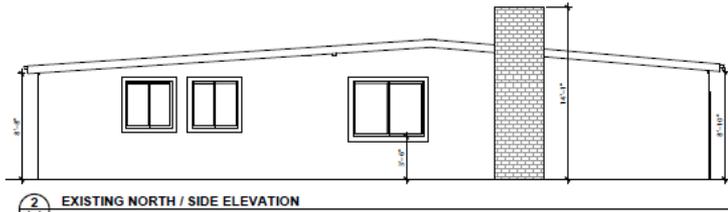


**3** PROPOSED EAST / REAR ELEVATION



# 143 Claremont Avenue

## Elevations



Proposed North Side Elevation

Proposed North Side Elevation



# 143 Claremont Avenue

## Project Data

Lot Size: 6,090 sq.ft	Existing Floor Area (sq.ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,662	2,235
Garage	426	0
Covered Porches	0	0
Second Floor	n/a	1,554-1,262
Gross Floor Area	1,694	3,789
Lot Coverage	$2,088 / 6,090 = 34\%$	$2,235 / 6,090 = 35\%$
ADU	n/a	495 (1 bedroom)
2 <sup>nd</sup> :1 <sup>st</sup> Floor Coverage	n/a	$1,554 / 2,730 = 57\%$ $1,262 / 2,730 = 46\%$
F.A.R.	$2,088 / 6,090 = 0.34$	$3,789 / 6,090 = 0.62$ $3,497 / 6,090 = 0.57$
Bedrooms/Baths	3 / 2	6 / 4
Flood Zone	X	X



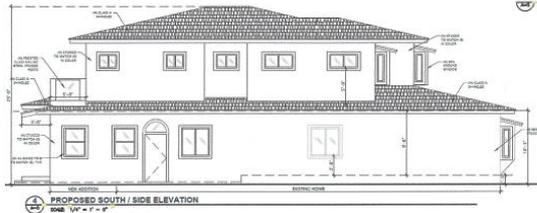
# 143 Claremont Avenue

## Public Comments

Address: 143 Claremont Avenue; APN: 296-16-011

Applicant/Owner: Prasad Kunigiri

Project Description: Architectural Review of the proposed substantial demolition of an existing 1,662 sft one-story three-bedroom and two-bathroom house with an attached two-car garage, and new construction of a proposed 3,789 square-foot two-story 5 bedroom + office and four bathroom residence and conversion of an attached two car garage into a 495 square-foot one-bedroom accessory dwelling unit.



I am fine with the elevation and setbacks as shown in the picture and okay with this home extension plan.

*Scott Fisher*  
*Brian Fisher* 10/28/2021  
133 Claremont Ave, Santa Clara





# 143 Claremont Avenue

## Recommendation

**Approve** the new construction of a 3,497 square-foot six bedroom and four bathroom two-story single family residence with an attached 495 square-foot one bedroom and one bathroom accessory dwelling unit for the property located at 143 Claremont Avenue, subject to conditions.



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