



# **City of Santa Clara**

## **Development Review Hearing**

### **June 7, 2023**

**74 Woodhams Road**

**Public Hearing Item #3**  
**PLN23-00109**



# 74 Woodhams Road

## Request

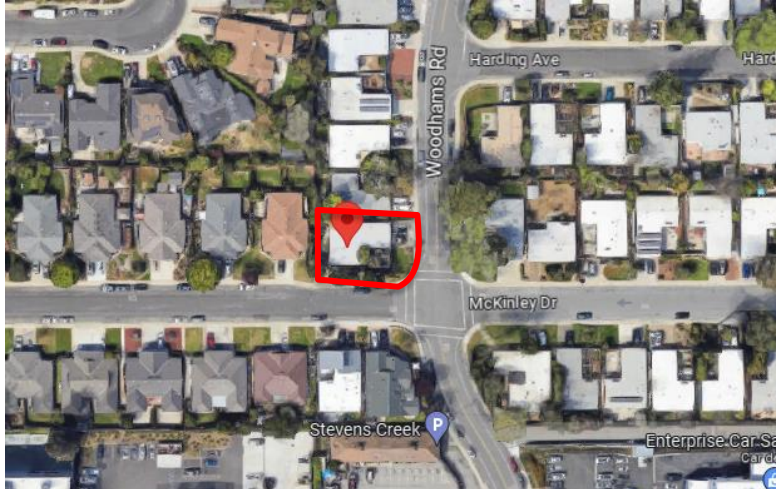
- **Architectural Review** for a 982 square-foot second story addition, 238 square-foot first floor addition, and 1,030 square feet remodel at 74 Woodhams. (CEQA: Class 1 Categorical Exemption 15301(e)(1), Existing Facilities)

*Continued from the May 10, 2023 Development Review Hearing*

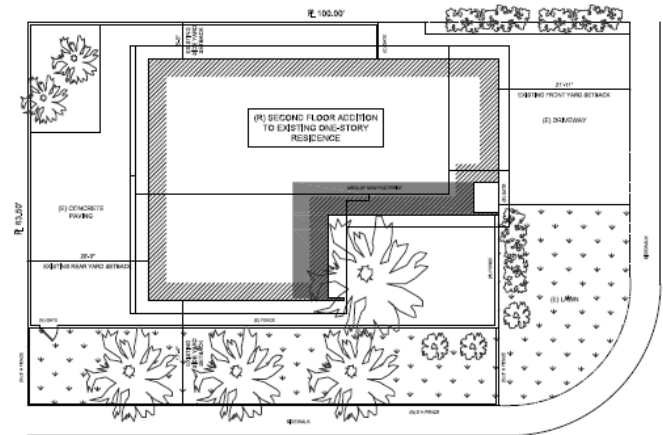


# Project Site

- 6,264 square-foot lot
- General Plan Designation: Very Low Density Residential
- Zoning: R1-6L



Lot Size: 6,264 sq. ft.			
	Existing Floor Area (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,673	238	1,911
Second Floor	-	982	982
Garage	418	-	418
Gross Floor Area	2,091		3,311
Lot Coverage	2,091/6,264 = 33%		2,329/6,264= 37%
F.A.R.	2,091/6,264 = .33		3,311/6,264=.53
% of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor	-		982/2,329= 42%
Bedrooms/ Baths	3/2		4/3
Flood Zone	X		

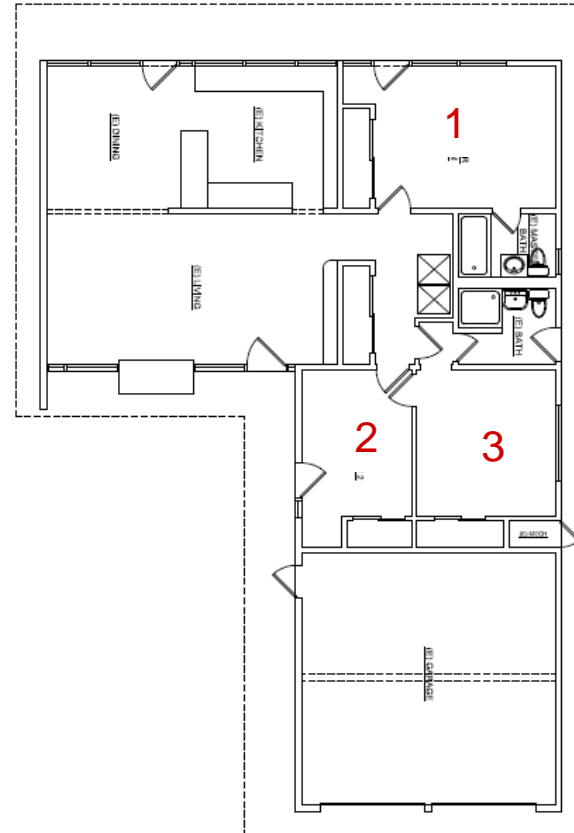




# Existing Floor Plan

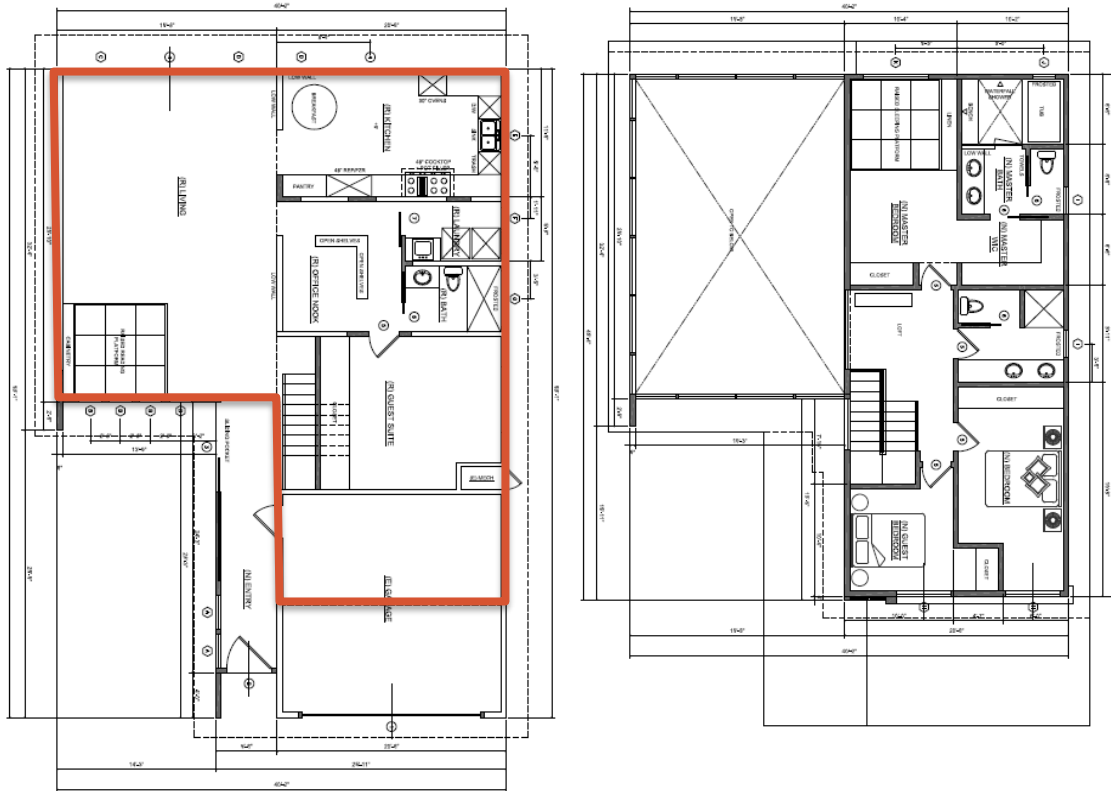
## Existing Floor Plan

- One-story
- 3 bedroom and 1 bath





# Proposed Floor Plans



## Proposed Floor Plan

- **982** square feet second floor addition
- **238** square feet living space first floor addition resulting in a 1,911 square-foot first floor
- **37%** lot coverage



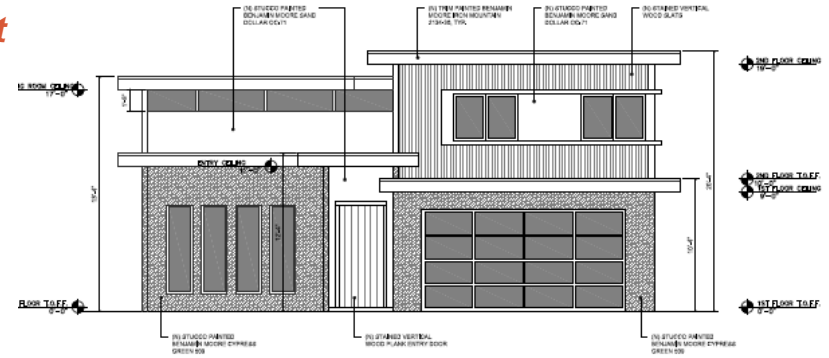


# Existing and Proposed Elevations

*Existing  
Front*



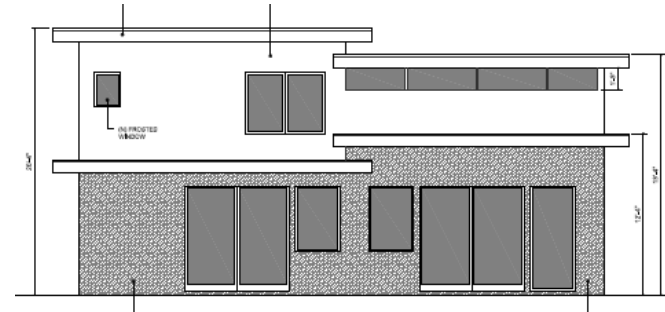
*Proposed  
Front*



*Rear*



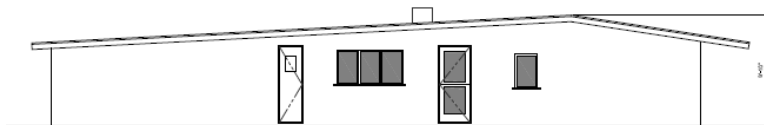
*Rear*



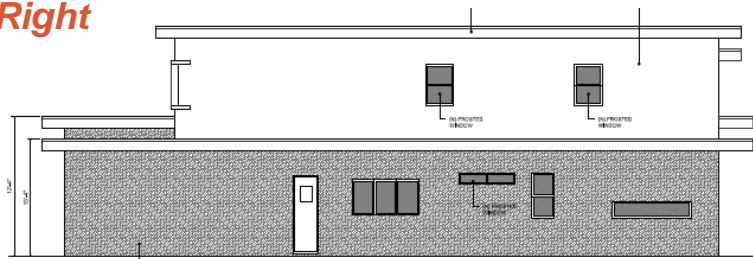


# Existing and Proposed Elevations

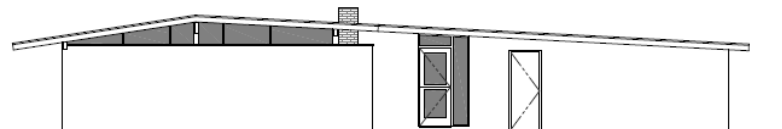
*Existing  
Right*



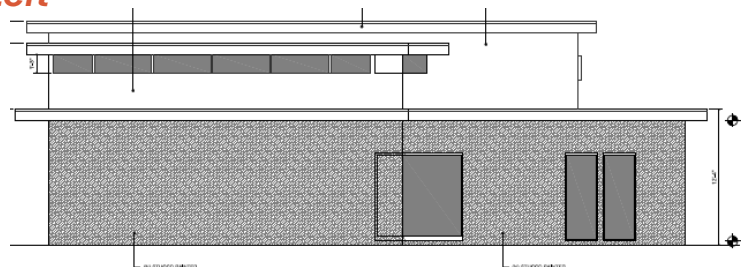
*Proposed  
Right*



*Left*



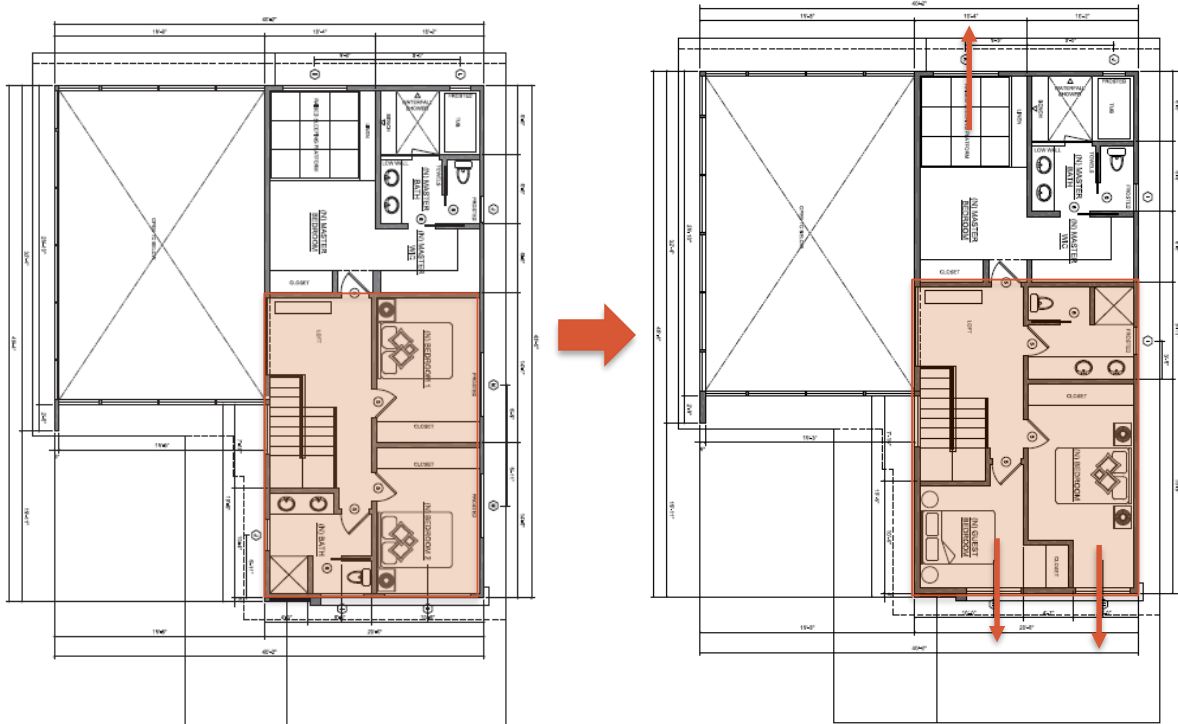
*Left*







# Changes from 5/10 DRH



## Proposed Floor Plan

- Reconfigured second-floor bedrooms to orient larger windows facing front and rear yards.



# 74 Woodhams

## Recommendation

- **Approve** Architectural Review and a Class 1 CEQA Categorical Exemption for the 982 square feet second story addition, 238 square feet first floor addition, and 1,030 square feet remodel of the existing residence at 74 Woodhams Road, subject to conditions.



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