



City of Santa Clara

Development Review Hearing

June 8, 2022

1922 Main Street

Public Hearing Item #4
PLN2020-14747



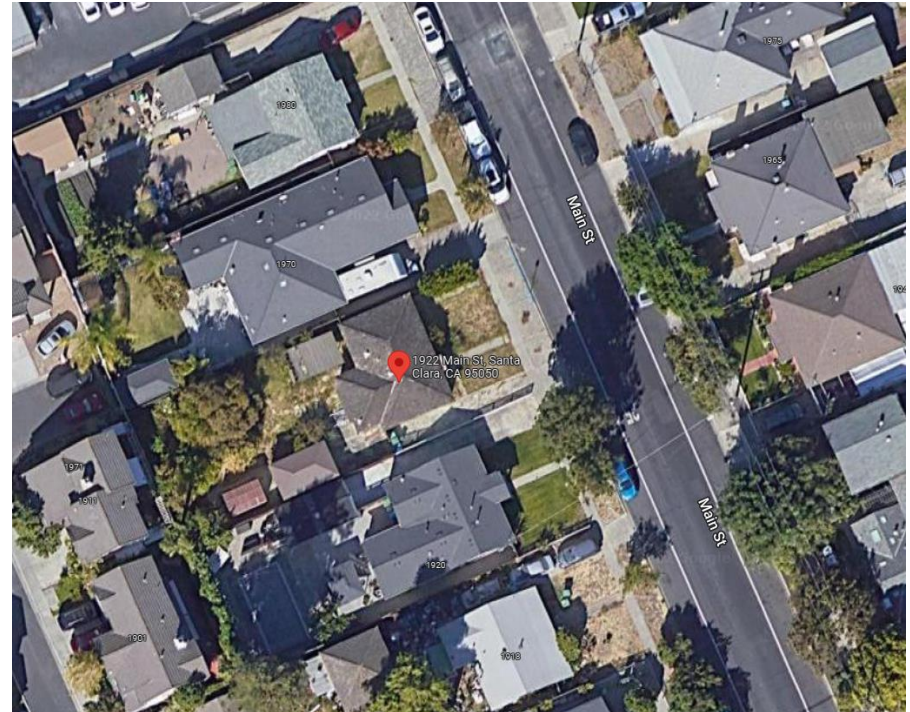
1922 Main Street Request

- **Architectural Review** for the demolition of a 1,285 sq.ft. 3 bedroom / 1 bath one-story home and 210 sq.ft. detached garage to construct a 3,022 sq.ft. 4 bedroom / 4.5 bath two-story residence and 441 sq.ft. attached garage.
- A 750 sq.ft. 2 bedroom / 1 bath ADU is proposed at the rear of the property that is subject to administrative review only.



Project Site

- 6,500 sq.ft. lot
- General Plan Designation:
Very Low Density Residential
- Zoning: R1-6L





Project Data

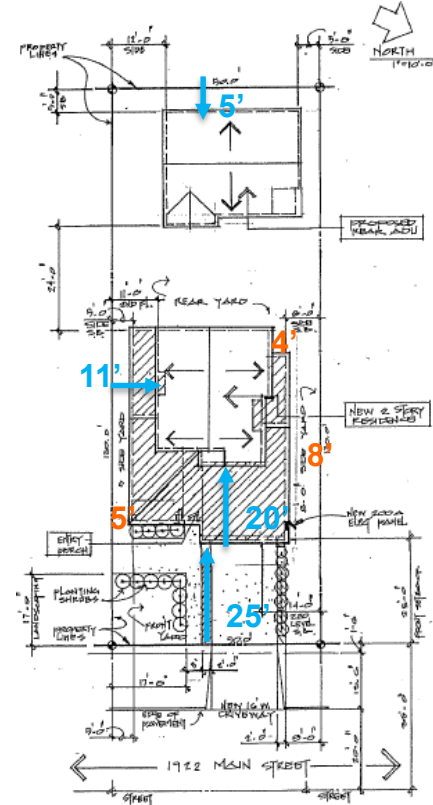
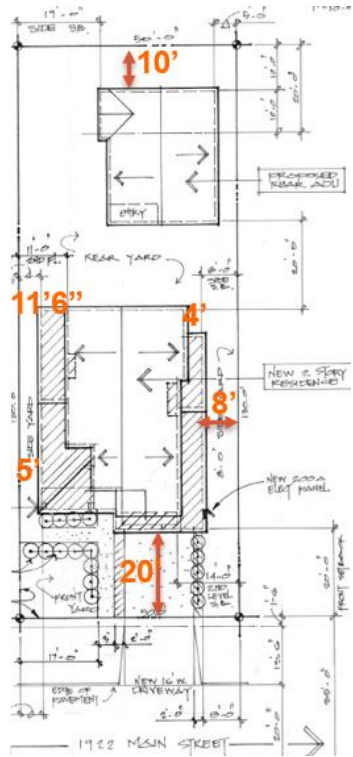
Lot Size: 6,500 sq.ft.	Existing Floor Area (sq.ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,045	1,219
Second Floor	n/a	1,052
Garage	240	441
Covered Porches	0	92
Shed	120	0
Gross Floor Area	1,285	2,712
Lot Coverage	1,405 / 6,500 = 22%	1,752 / 6,500 = 27%
ADU	n/a	750
2 nd -1 st Floor Coverage	n/a	1,052 / 1,752 = 60%
F.A.R.	1,285 / 6,500 = 0.20	2,712 / 6,500 = 0.42
Bedrooms/Baths	3 / 1	4 / 4.5
Flood Zone	X	X

Lot Size: 6,500 sq.ft.	Existing Floor Area (sq.ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,045	1,515
Second Floor	n/a	974
Garage	240	441
Covered Porch	0	92
Gross Floor Area	1,285	3,022
Lot Coverage	1,405 / 6,500 = 22%	2,048 / 6,500 = 32%
ADU*	n/a	750
2 nd -1 st Floor Coverage	n/a	974 / 2,048 = 48%
F.A.R.	1,285 / 6,500 = 0.20	2,712 / 6,500 = 0.42
Bedrooms/Baths	3 / 1	4 / 4.5
Flood Zone	X	X

*ADU is not included in gross floor area, lot coverage and FAR calculations

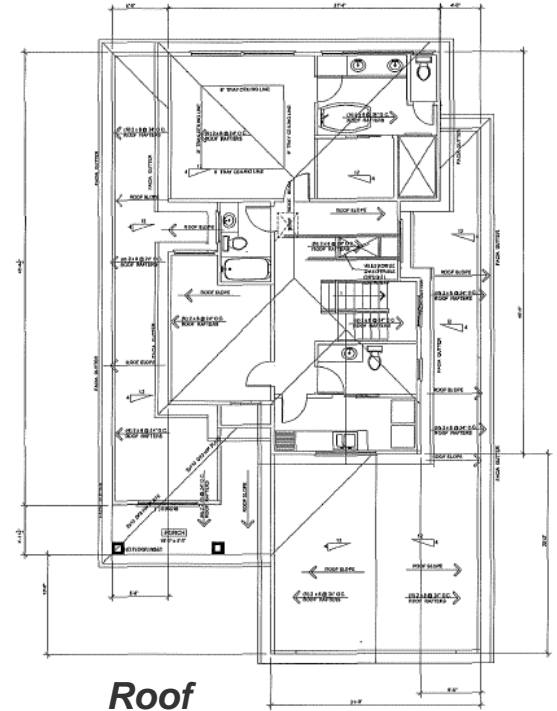
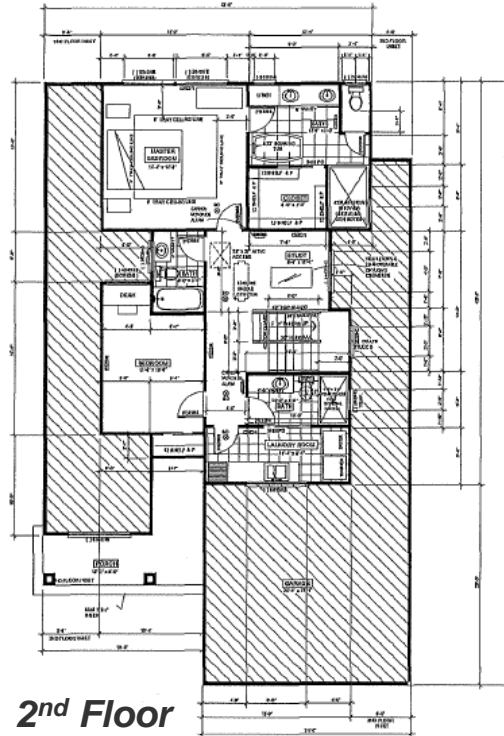
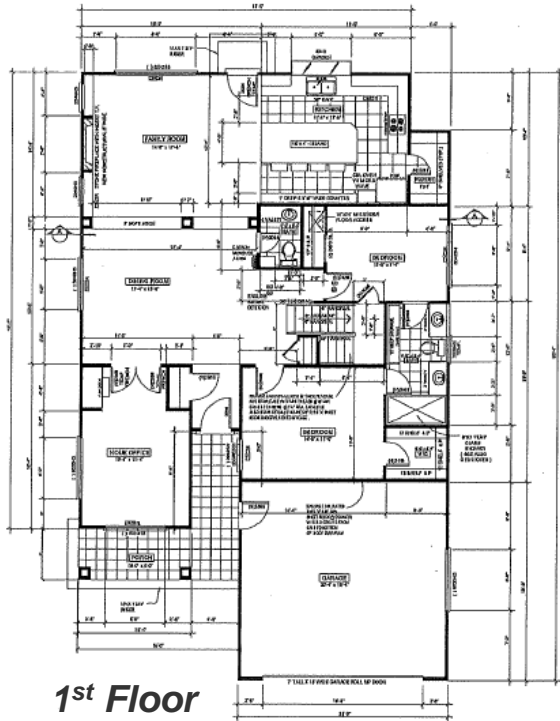


Revised Site Plan & 2nd Story Massing





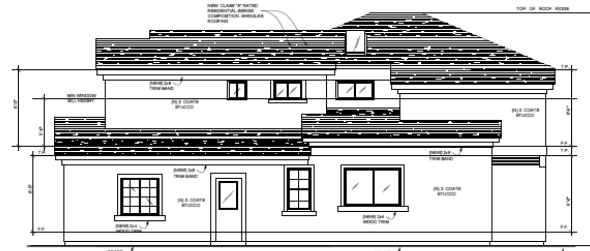
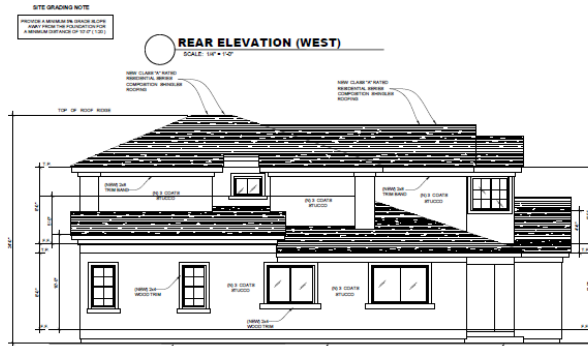
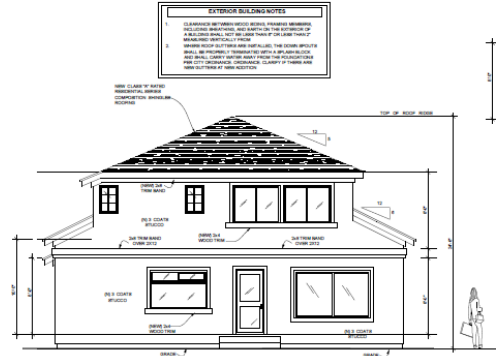
Proposed Floor & Roof Plan





1922 Main Street

Elevations



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. ALL MATERIALS SHALL BE OF EQUAL OR BETTER QUALITY THAN SHOWN.
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4. ALL MATERIALS SHALL BE OF EQUAL OR BETTER QUALITY THAN SHOWN.
5. ALL MATERIALS SHALL BE OF EQUAL OR BETTER QUALITY THAN SHOWN.

GENERAL EXTERIOR

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE OF EQUAL OR BETTER QUALITY THAN SHOWN.
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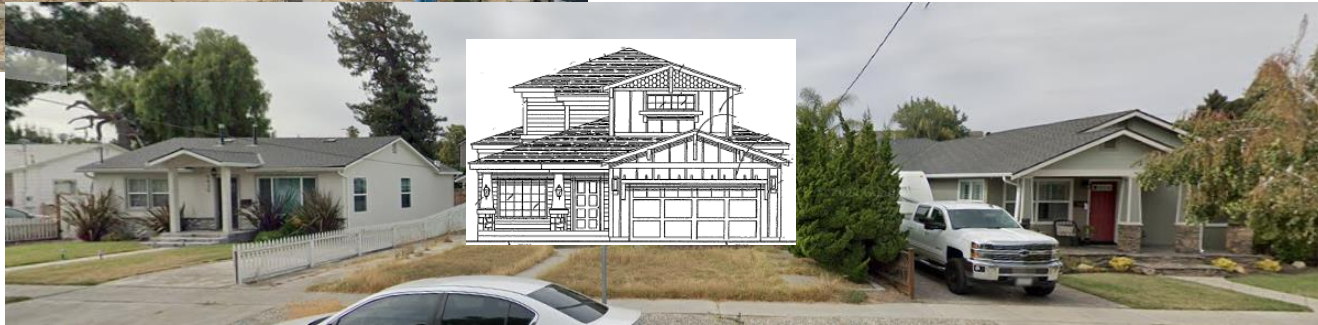
EXTERIOR WE PROTECTION

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Streetscape





1922 Main Street

Recommendation

- **Approve** Architectural Review for the demolition of a 1,285 sq.ft. 3 bedroom / 1 bath one-story home and 210 sq.ft. detached garage to construct a 3,022 sq.ft. 4 bedroom / 4.5 bath two-story residence and 441 sq.ft. attached garage, subject to conditions.



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