



Agenda Report

21-1378

Agenda Date: 10/20/2021

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the 518 square-foot first floor addition and 1,823 square-foot second floor addition to a one-story single-family residence at 3885 Baldwin Drive

File No.(s): PLN2021-14941

Location: 3885 Baldwin Drive, a 7,636 square feet lot on the northeast corner of Dawson Drive and Baldwin Drive; APN: 316-13-094; property is zoned Single-family Residential (R1-6L).

Applicant: Jeff Guinta

Owner: David and Penny Hull

Request: Architectural Review of a 518 square feet first floor addition and a 1,823 square foot second floor addition to an existing 1,806 square foot 4 bedroom 2 bathroom one-story residence resulting in a 4,147 square foot 7 bedroom 1 office 4.5 bathroom two-story residence with an attached 596 square foot garage to remain.

Project Data- see Attachment 2 for full-sized table

Lot Size: 7,636 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	1,806	518	2,324
Second Floor	n/a	1,823	1,823
Garage	596		596
Porch	34	-22	12
Shed	120	-120	0
Gross Floor Area	2,556		4,755
Lot Coverage	$2,556/7,636 = 33\%$		$2,932/7,636 = 38\%$
F.A.R.	$2,556/7,636 = 0.33$		$4,755/7,636 = 0.62\%$
% of 2 nd floor to 1 st floor	n/a		$1,823/2,920 = 62\%$
Bedrooms/Baths	4/2		7/4.5
Flood Zone	X		X

Points for consideration

- The project includes a 518 square foot first floor addition and an 1,823 square foot second

floor addition resulting in a two-story single-family residence with 7 bedrooms, 1 office, and 4.5 bathrooms.

- The proposed addition to the residence will match the existing residence in material, with composition shingle roofing and stucco siding.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active code enforcement cases for this property.

Findings supporting the Staff Recommendation

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The proposal provides the required two covered parking spaces within an existing 596 square-foot garage.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
 - The proposed project provides areas surfaced with all-weather materials for parking of vehicles.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
 - The proposed new residence resulting in 7 bedrooms and 4.5 bathrooms would not create traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create a substantive increase in traffic.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - The proposed development is a two-story home that is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of both one- and two-story residences with Craftsman style architecture.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the*

set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;

- The project would create a house design that is compatible scale and character with the housing types that are typical in the neighborhood as the proposed design of the subject property will have similar massing and height to the adjacent properties.

Conditions of Approval:

- 1) The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
- 2) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.
- 3) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 4) Maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- 5) The applicant shall plant and maintain a street tree in the front yard. Tree shall be planted prior to the final inspection by the Building division and verified by planning staff.
- 6) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 7) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- 8) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On October 7, 2021, a notice of public hearing of this item was posted 300 feet of the project site and mailed to property owners within 300 feet of the project site. Public comments received on this item are attached to this report.

RECOMMENDATION

Approve the 518 square feet ground floor addition and 1,823 second floor addition to an existing 1,806 square feet 4-bedroom and 2-bathroom two-story residence resulting in a two-story 4,147 square feet, 7-bedroom, 1-office, and 4.5-bathroom house with an existing 596 square feet attached

garage for the property located at 3885 Baldwin Drive, subject to conditions.

Prepared by: Tiffany Vien, Assistant Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Development Plan
2. Project Data

**AN ADDITION TO:
The Hull Residence
3885 Baldwin Dr,
Santa Clara, CA 95051**

SCOPE OF WORK:

ADD FIRST FLOOR FAMILY ROOM, HALF BATHROOM, AND
EXTEND 2 BEDROOMS. CONVERT 1 BEDROOM TO OPEN
OFFICE. ADD 2ND FLOOR, 2 BEDROOMS, 1 BATHROOM,
LIBRARY, DEN AND BONUS ROOM WITH WET BAR. CREATE
2ND FLOOR UNCOVERED BALCONY.



GENERAL NOTES:

- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practices" of the trade. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2019 California Building Code (CBC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2019 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies and/or deviations from the plans or any deviations or changes from the plans before proceeding with the work involved otherwise they will be considered additional work to be performed prior completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale actual drawings for work details. Dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surface away from foundation.

INDEX OF PAGES:

COVER SHEET
EXISTING SITE PLAN
PROPOSED SITE PLAN
EXISTING FLOOR PLAN
EXISTING ROOF PLAN
EXISTING ELEVATIONS
PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN
PROPOSED ROOF PLAN
PROPOSED ELEVATIONS

SHEET 0
SHEET A01
SHEET A02
SHEET A1
SHEET A2
SHEET A3
SHEET A4
SHEET A5
SHEET A6
SHEET A7

PROJECT DESCRIPTION:

BUILDING OCCUPANCY : R-3/U
TYPE OF CONSTRUCTION : V-B
STORIES : 1
YEAR BUILT/EFF : 1958
LOT SIZE : 7,636 SF
ZONING : R1

EXISTING BUILDING AREA

(E) HOUSE	:	1806 SF
(E) GARAGE	:	536 SF
(E) PORCH	:	34 SF
(E) SHED	:	120 SF
(F)		
TOTAL	:	2556 SF
2556 / 7.636	=	0.335 (33.5%)

PROPOSED BUILDING AREA

(E) HOUSE	:	1,806 SF
(E) GARAGE	:	596 SF
(N) 1ST FLOOR ADDITIONS	:	518 SF
(N) ENTRY PORCH	:	12 SF
(N) 2ND FLOOR	:	1,823 SF
(N) 2ND FLOOR BALCONY	:	32 SF

TOTAL	:	4,787 SF
4,787 / 7,636	= 0.627 =	62.7 %

PROPOSED BUILDING FOOTPRINT
PROPOSED 1ST FLOOR : 2,932 SF

2ND FLOOR TO 1ST FLOOR RATIO
PROPOSED 2ND FLOOR : 1,823 SF
1,823 / 2,932 = 0.621 = 62.1 %

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	-	3'-0" X 3'-0"
CT	-	CIRCLE TOP
SLDR	-	HORIZONTAL SLIDER
CSMT	-	CASEMENT
FIX	-	FIXED
SL	-	SIDELIGHT
TEMP	-	TEMPERED GLASS
HC	-	HALF CIRCLE
SH	-	SINGLE HUNG
DH	-	DOUBLE HUNG
ARCH	-	ARCHED
EGRESS	-	EGRESSABLE WINDOW
		SEE NOTE BELOW


DOOR ABBREVIATIONS:

210 - 2'-0" WIDE X 6'-8" TALL
UNLESS OTHERWISE NOTED
3080 - 3'-0" WIDE X 8'-0" TALL
3070 - 3'-0" WIDE X 7'-0" TALL
3068 - 3'-0" WIDE X 6'-8" TALL

C - CENTERLINE
 DIM - DIMENSION
 EL - ELEVATION
 (E) - EXISTING
 F.F. - FINISH FLOOR
 G.C. - GENERAL CONTRACTOR
 (N) - NEW
 N.T.S. - NOT TO SCALE
 R.O. - ROUGH OPENING
 IE - PROPERTY LINE
 T.O.S. - TOP OF SLAB
 TYP. - TYPICAL
 U.N.O. - UNLESS NOTED OTHERWISE
 V.F. - VERIFY IN FIELD

LEGEND:

WALL LEGEND:

 - EXISTING WALL TO REMAIN
 - EXISTING WALL REMOVED
 - NEW WALL CONSTRUCTION


 - SECTION CUT
 SECTION NAME
 SECTION PAGE

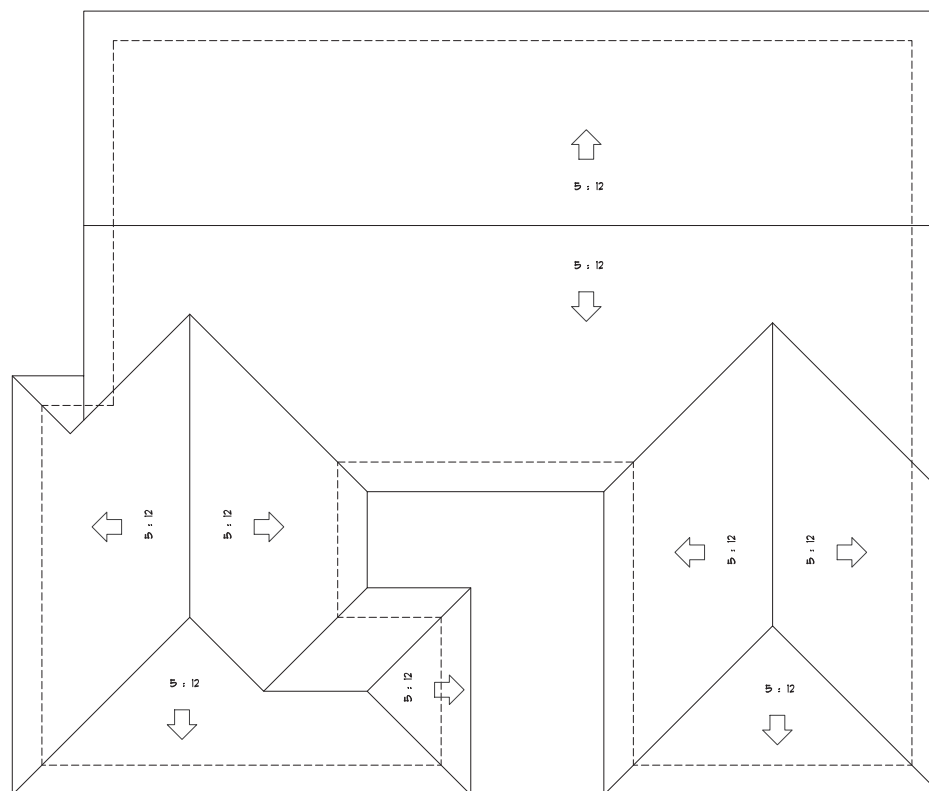
EL. 162.92' - DIMENSIONAL REFERENCE
/ELEVATION

1 - REVISION

 - REVISION CLOUD


 - DETAIL
NUMBER
PAGE

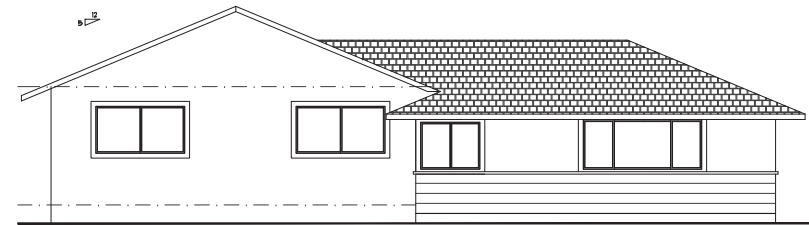
5 12 - ROOF PITCH



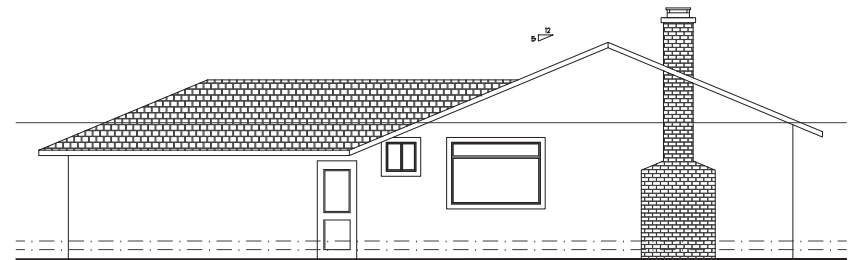
EXISTING ROOF PLAN
1/4" = 1'-0"

Jeff Quinta

DATE	01/16/2021
STATUS	NOTED
DESCRIPTION	TR
ISS	
Sheet	A2



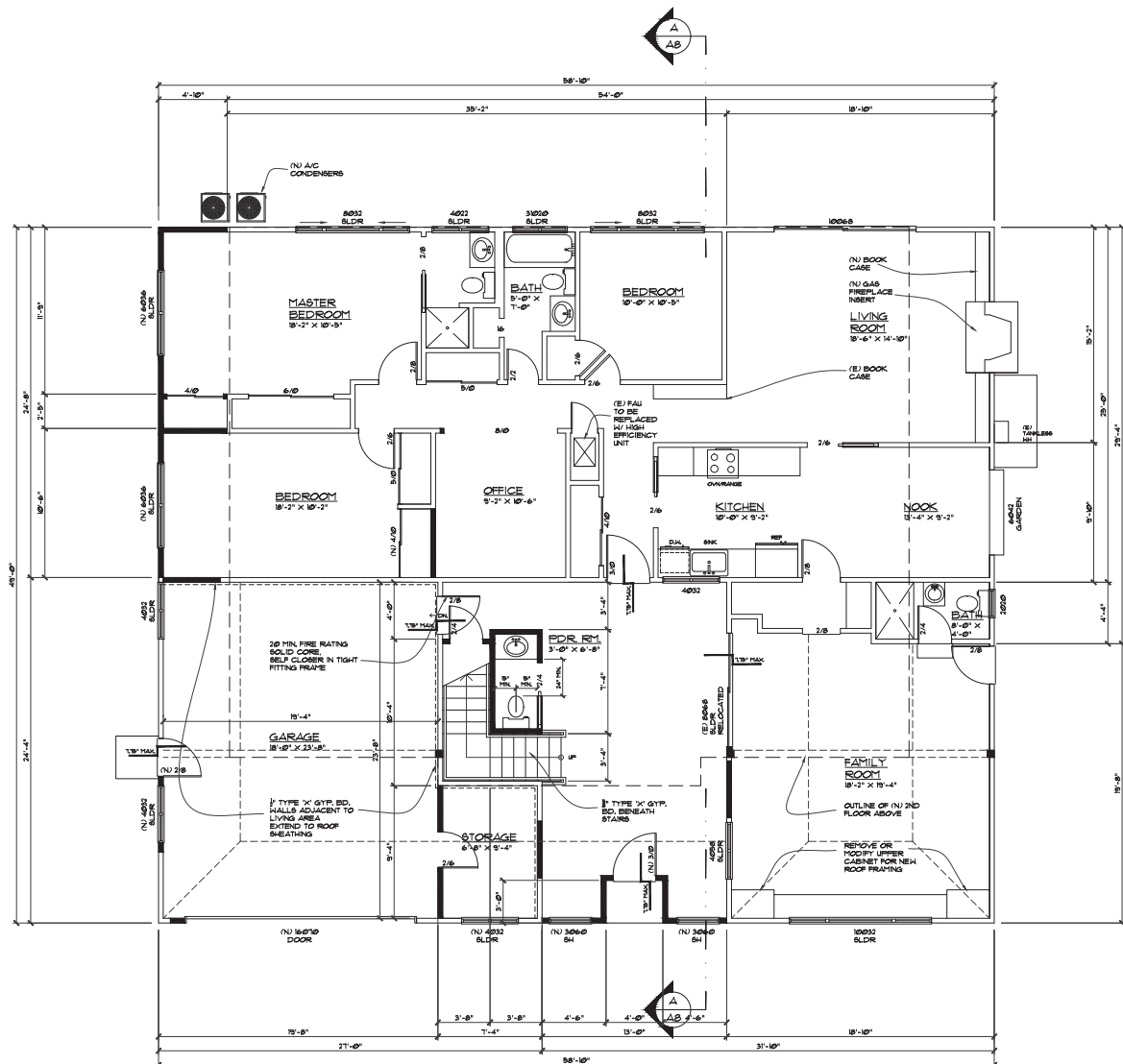
EXISTING LEFT-SIDE ELEVATION
1/4" = 1'-0"



EXISTING RIGHT-SIDE ELEVATION
1/4" = 1'-0"

Jeff Quinta

[illegible]



PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

Jeff Quinta

Revisions	By

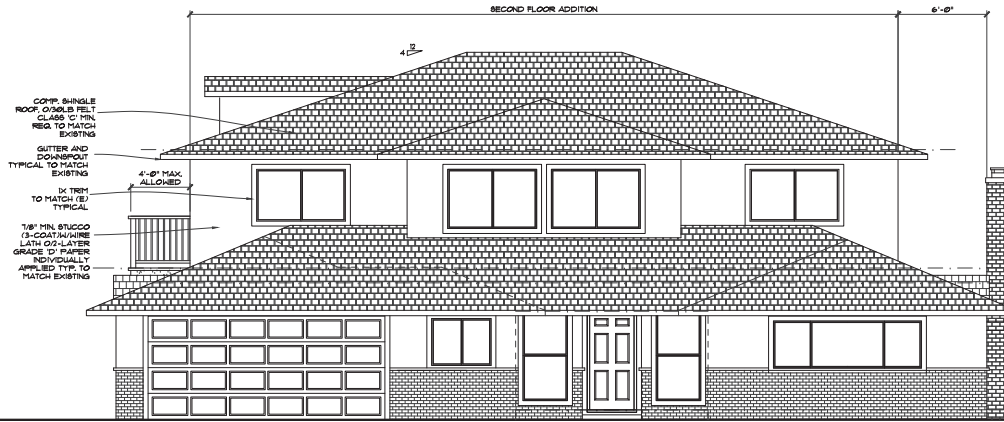
INNOVATIVE CONCEPTS
ARCHITECTURE
INTERIOR DESIGN AND PLANNING
3000 S. Bascom Avenue, Suite 100
San Jose, CA 95128
Phone: (408) 995-0079 Fax: (408) 995-1343
E-Mail: info@innovativeconcepts.net



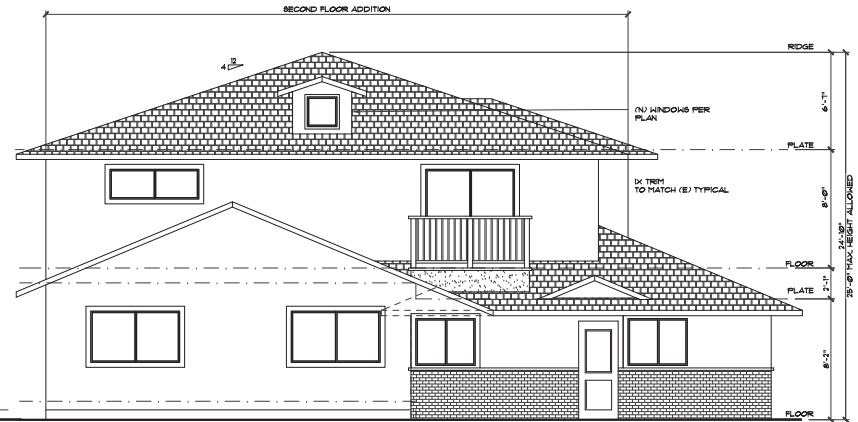
An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date	07/16/2021
Notes	NOTED
Drawn	TR
Check	

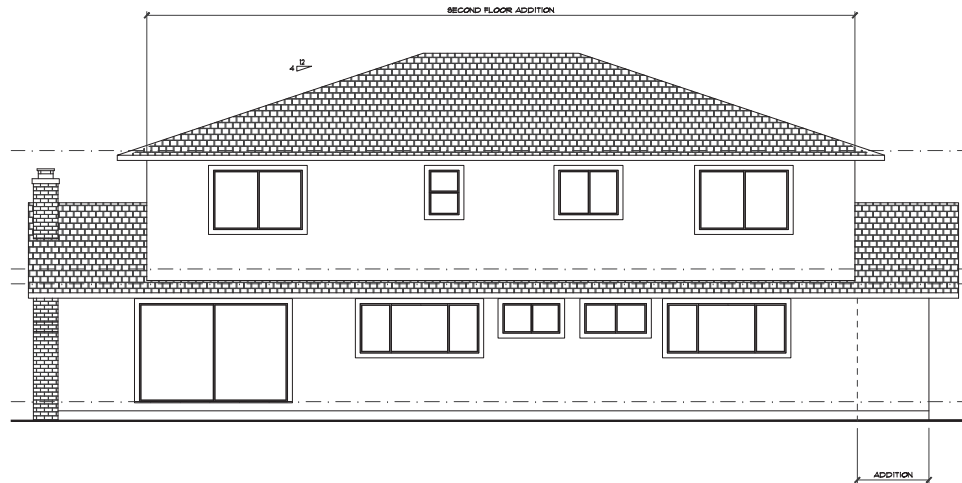
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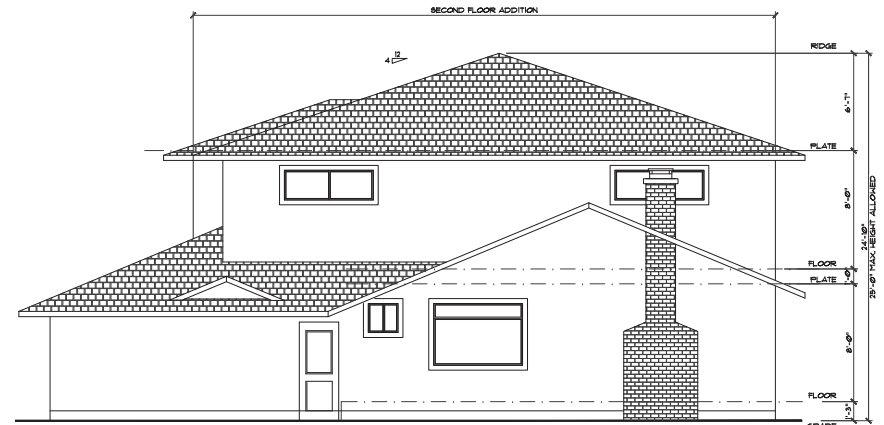
PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED LEFT-SIDE ELEVATION
1/4" = 1'-0"



PROPOSED REAR ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT-SIDE ELEVATION
1/4" = 1'-0"

Jeff Quintana

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
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San Jose, CA 95117
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E-Mail: info@innovativeid.com



An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date	07/16/2021
Noted	NOTED
Drawn	TR
Job	
Sheet	

A7

3885 Baldwin Drive Project Data

Lot Size: 7,636 sq. ft.			
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% of 2nd floor to 1st floor	n/a		1,823/2,920=62%
Bedrooms/Baths	4/2		7/4.5
Flood Zone	X		X

From: Jason C
To: Tiffany Vien
Subject: Concerns about the planned project 3885 Baldwin Dr, santa clara
Date: Monday, October 11, 2021 1:40:32 PM

Dear Madam/Sir,

I am a house owner in the Westwood oaks community. I received a notice that there is a planned rebuilding project at 3885 Baldwin Dr, Santa Clara, a house close to my house. From the description of the project, the owner is trying to expand the house as much as possible, and they are trying to build a 8 room house, which is unusual in this neighborhood. As far as I know, there are many Airbnb houses in this neighborhood, since the community easy to communicate to anywhere in the south bay area, and walking distance to the headquarter of the Apple. More importantly, there is no airbnb regulation rules in Santa Clara City. Those airbnb houses have brought many issues to our communities, such as more traffic, crimes and bad people. These airbnb owners make money by sacrificing the safety and peace of our community. please refer the crime cases happened in our neighborhood because of airbnb houses.

<https://www.santaclaraca.gov/Home/ShowDocument?id=72635>

I am not saying that the owners of 3885 Baldwin Dr are going to airbnb their house for sure, but it is highly possible, unless they have solid reasons to build such a huge house in our neighborhood. Since Santa Clara city hasn't have airbnb regulation rules as other cities, there are many airbnb business owners target Santa Clara city. We have to do something to protect our city and our community.

I strongly against the current plan of this project, unless the owner changes his plan to reasonable footage and number of rooms.

Thanks a lot!

Jason

From: [Steve Xu](#)
To: [Tiffany Vien](#)
Subject: Re: 3885 Baldwin Drive Proposal Feedback
Date: Saturday, October 09, 2021 9:32:33 PM
Attachments: [image001.png](#)

Hi Tiffany,

Thanks for sending me the plan! I have looked at the rear and right-side elevation. The rear side second floor has 4 windows and two are pretty large. They directly look into our backyard. Is it possible to adjust the windows to be 5 feet above the floor? I remember when we proposed development plan 9 years ago, that was the requirement. The right-side second floor has two windows, they directly look into one of our bedroom window. Is it possible to have them removed? At the very minimum, I hope they could be fixed (cannot be opened) and use frosted glass?

Please let me know if this is possible.

Thanks,
Steve

On Friday, October 8, 2021, 10:20:50 AM PDT, Tiffany Vien <tvien@santaclaraca.gov> wrote:

Hello Steve,

I have attached their proposed development plans. Please let me know if you have any questions or comments!

Thank you,

Tiffany Vien | Assistant Planner I

Planning Division | Community Development Department

1500 Warburton Avenue | Santa Clara, CA 95050

O:408.615.2450



From: [REDACTED]
Sent: Wednesday, October 06, 2021 9:08 PM
To: Tiffany Vien <TVien@SantaClaraCA.gov>
Subject: 3885 Baldwin Drive Proposal Feedback

Dear Tiffany,

I am a neighbor of David and Penny Hall. I saw a new development proposal at 3885 Baldwin drive. The proposal only shows the front and left-side of the elevation graph. Is it possible to send me the back and left-side of the elevation graph as well? I would like to make sure that there is no second floor window directly facing our backyard. This is to protect our privacy.

Thanks,

Steve

10/12/2021

Dear Planning Committee members,

We received the notice of the Development Review Hearing regarding the 3885 Baldwin Drive addition proposal scheduled at 3:00pm on October 30th, 2021.

Under the proposal, 3885 Baldwin Drive will turn into a mansion with 4,147 square feet, 8 rooms, and 4.5 bathrooms. The enormous size of the house dwarfs the 1,508 median house size on Baldwin Drive. It is an outlandish mismatch with the surrounding community.

In addition, both the size of the house and the number of rooms go way beyond what a single family typically needs. If the 8 rooms are fully occupied, increased traffic and crowded street parking will be the neighborhood's daily norm.

More importantly, the excessive number of rooms caused grave concerns among our neighbors for future potential conversion into Airbnb short term rentals. The gunshots heard during a March 29th, 2021 arrest of an Airbnb renter at 371 Lowell Dr., a rental that had 9 rooms, still resonate in the minds of our community. Another Airbnb rental at 431 Lowell Dr. hosted loud overnight parties, and a neighbor's expensive bike was stolen during the same night. The high turnover and number of renters wreak havoc on the safe and quiet Westwood Oaks community. A 4,147 square feet, 8 room, 4.5 bathroom Airbnb rental down the road should not be permitted at the planning stage.

Please kindly revise the size and room number of the proposed addition at 3885 Baldwin Drive.

Sincerely Yours,

Xiuduan Fang

Owners of [REDACTED] Giannini Dr Santa Clara

Fang Xiuduan