



City of Santa Clara

**Development Review Hearing
December 1, 2021**

1922 Main Street

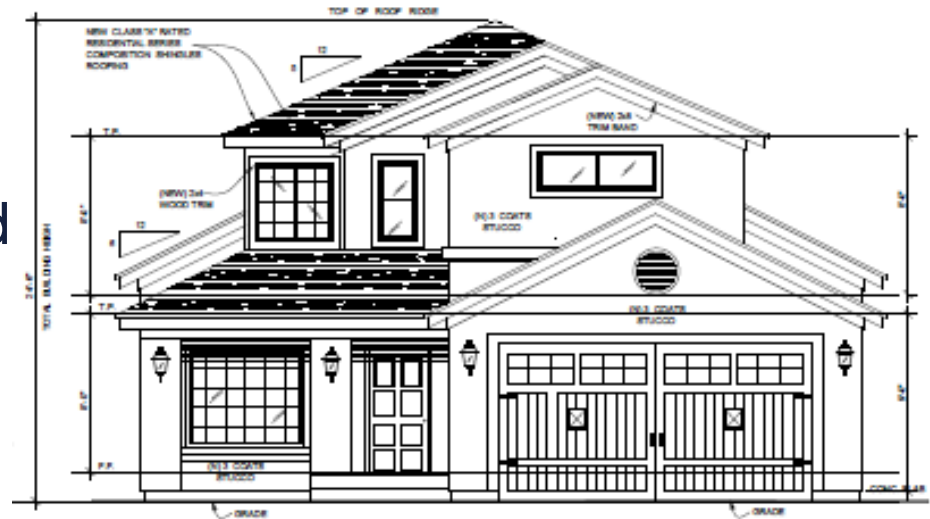
**Public Hearing Item # 2
PLN2020-14727 [21-1600]**



1922 Main Street

Request

Action on the new construction of a 2-story, 2,748 square-foot, 4-bedroom and 4.5-bathroom single family home with attached two-car garage and a detached 750 sq. ft., 2-bedroom and one bathroom accessory dwelling unit (ADU)





1922 Main Street

Site

- Area: 6,500 sq. ft.
- Zoning: Single Family (R1-6L)
- Architectural Style: Modern – Minimal Traditional





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

1922 Main Street

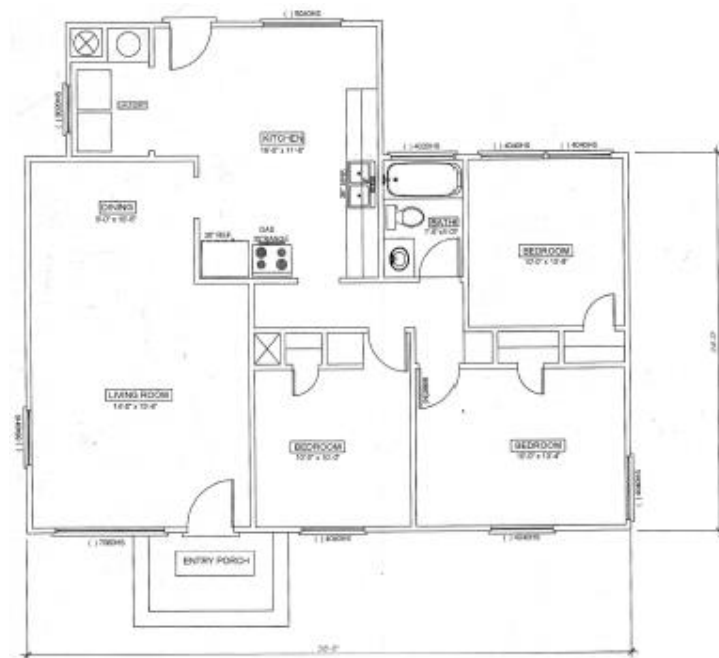
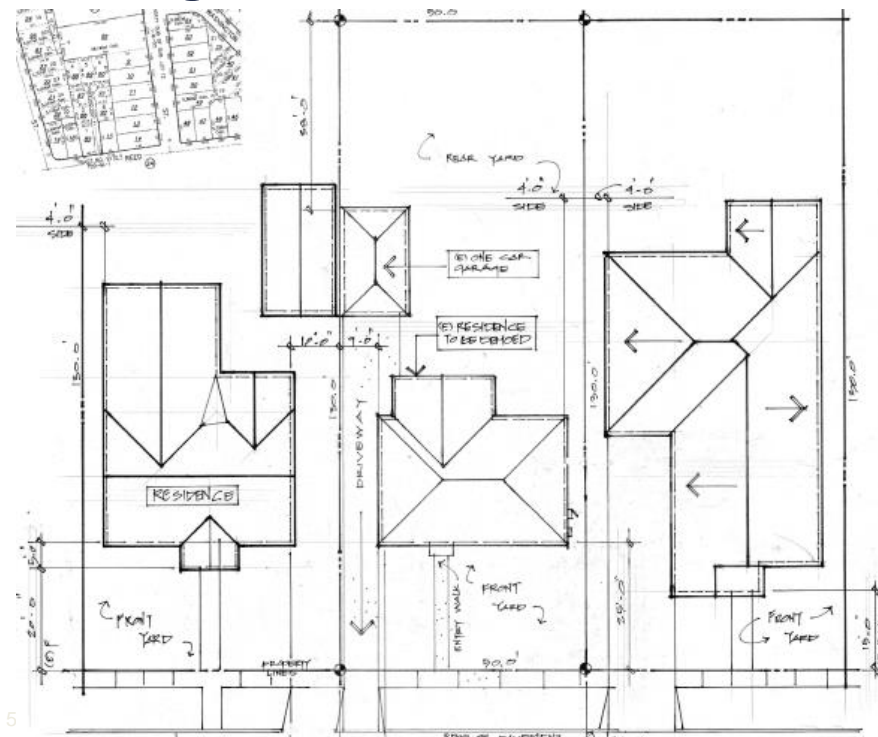
Street View





1922 Main Street

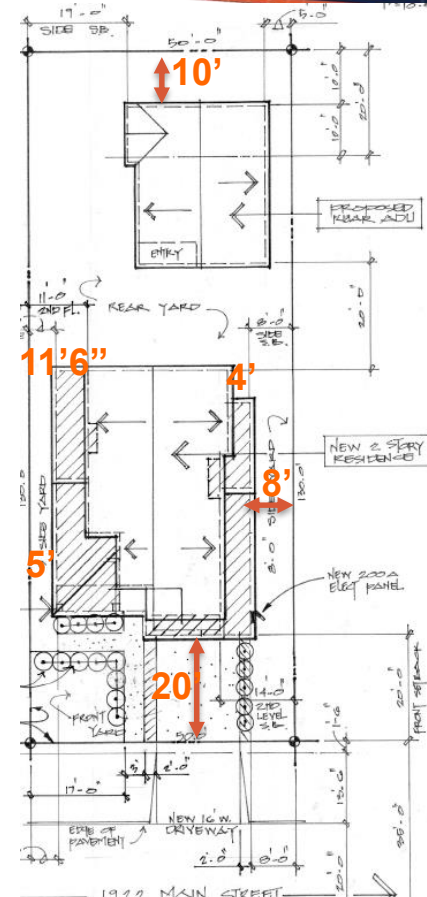
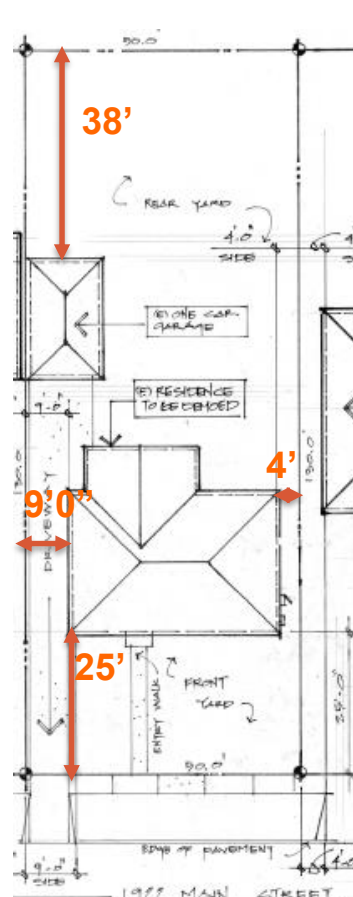
Existing Site and Floor Plans



1922 Main Street

Existing & New Site Plans

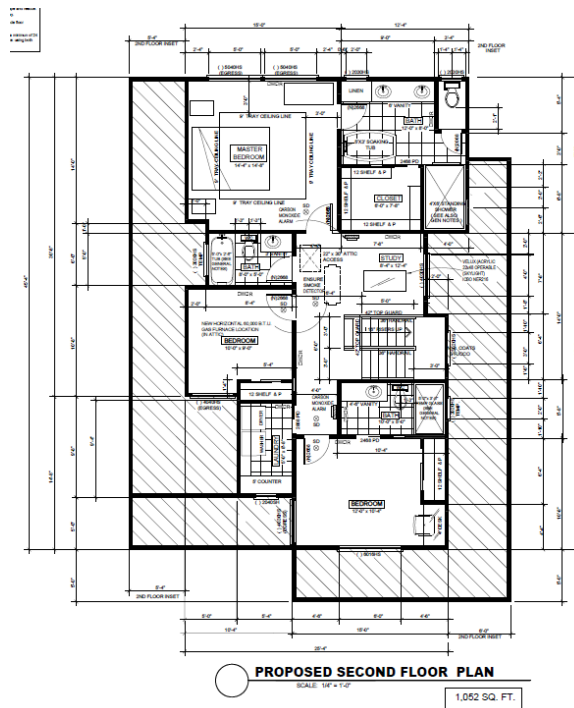
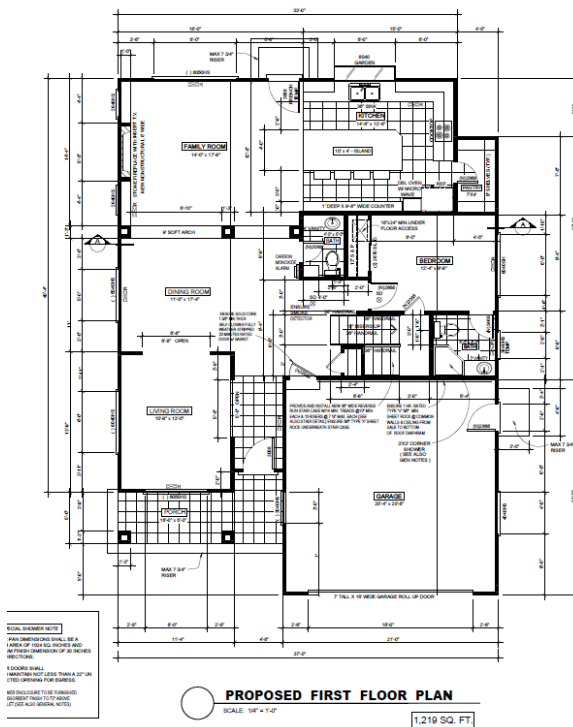
- Lot Area: 6,500 sq. ft.
- Existing: 1,045 sq. ft.;
3-bedroom 1-bath, one-story with 1-car garage
- Proposed: 4-bedroom, 4.5 bathroom house
 - 1,219 sq. ft. (1st floor)
 - 1,152 sq. ft. (2nd floor)
 - 441sq. ft. attached garage at front with relocated driveway
 - 750 sq.ft. detached ADU





1922 Main Street

Proposed Floor Plans



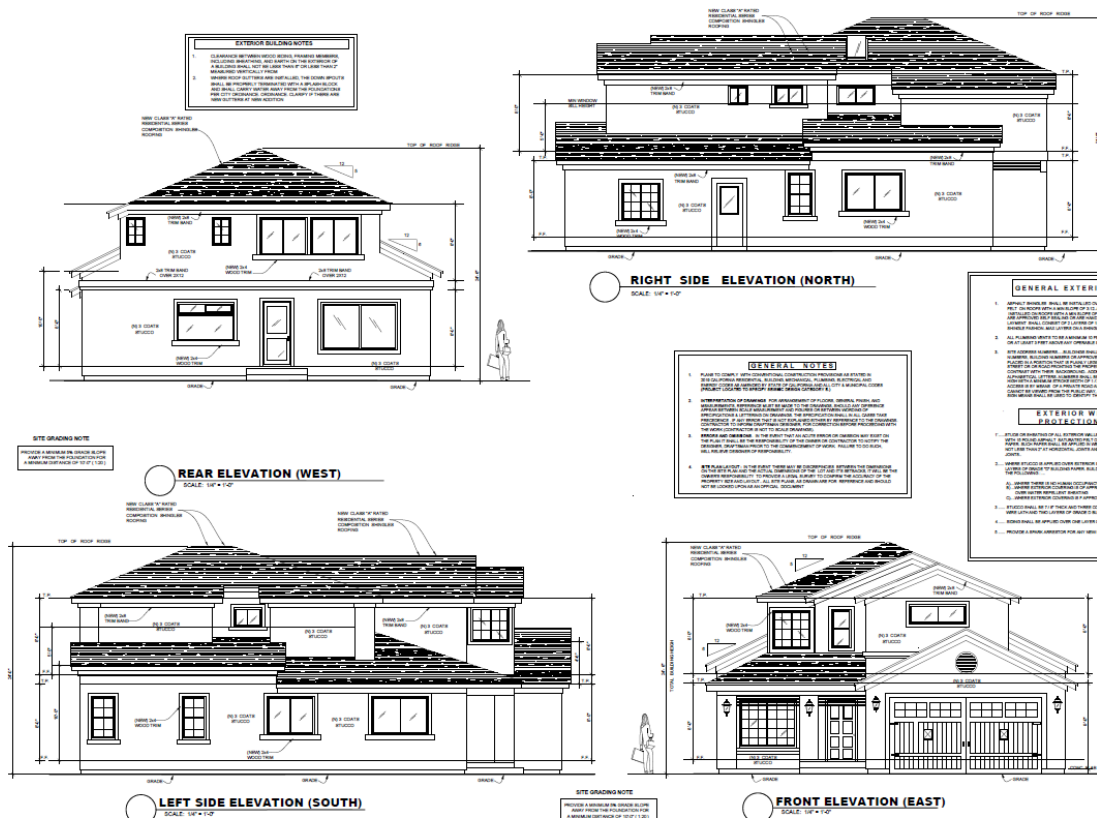


1922 Main Street

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

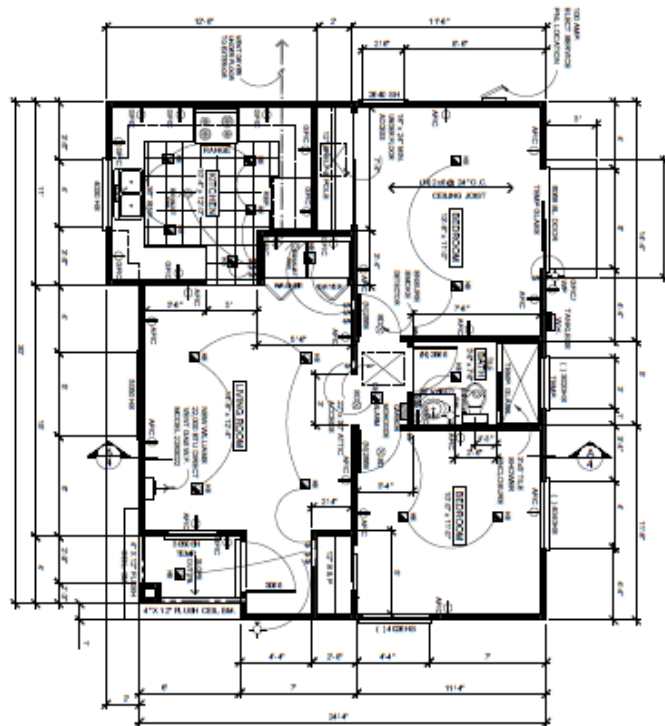
Elevations





1922 Main Street

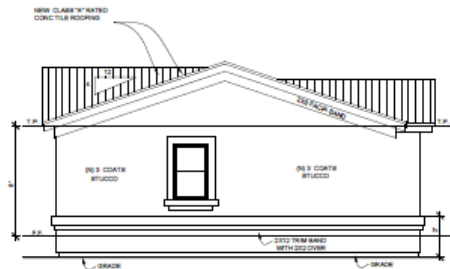
Detached ADU Floor Plan



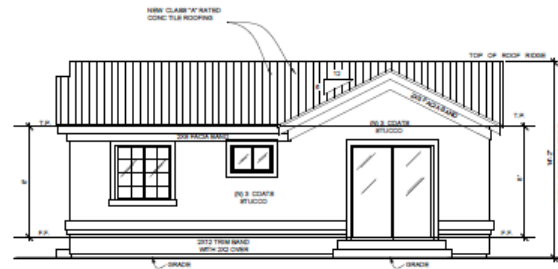


1922 Main Street

ADU Elevations

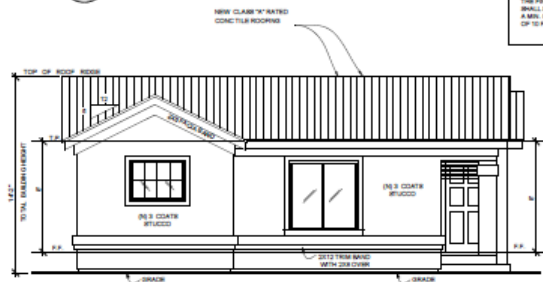


REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

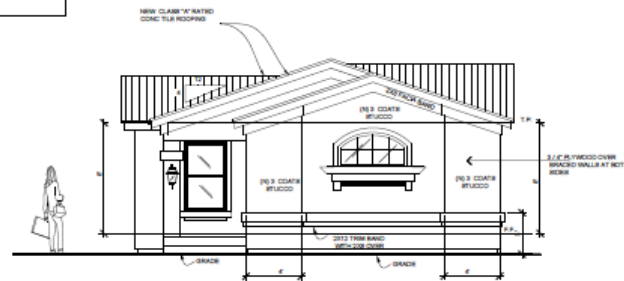


RIGHT SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

IMPORTANT GRADING NOTE
THE FINISH GRADE AROUND THE STRUCTURE SHALL BE 4" MIN. FROM THE FOUNDATION A MIN. OF 2 PER CENT FOR A MIN. DISTANCE OF 10 FEET (110 MIN. MIN.)



LEFT SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



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Recommendation

- **Approve** the new construction of a two-story, 2,748 square-foot, 4-bedroom and 4.5-bathroom single-family home, subject to conditions.



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