

143 Claremont Avenue; APN: 296-16-011

File No: PLN2021-14903

Our Journey towards home extension plan:

- Started architectural plans in April 2020 by consulting with the city planning for design requirements/guidelines via emails/phone calls.
- As we felt that we can extend our home per our requirements within the city guidelines, we have started the home extension process.
- Our Intent to remodel this home is for the family use only. Our kids have grown up and decided to stay with us and hence remodeling the home.
- We want to keep the existing first floor as is and extend further to add an office room and a family room on the first floor.
- Current bedrooms are very small, hence adding 2 bedrooms on the 2nd floor with total of 5 bed rooms plus an office.
- Older kid already got a job locally and planning to stay with us.
- Also, our parents and in-laws will be visiting us every year, staying with us up to 6 months.



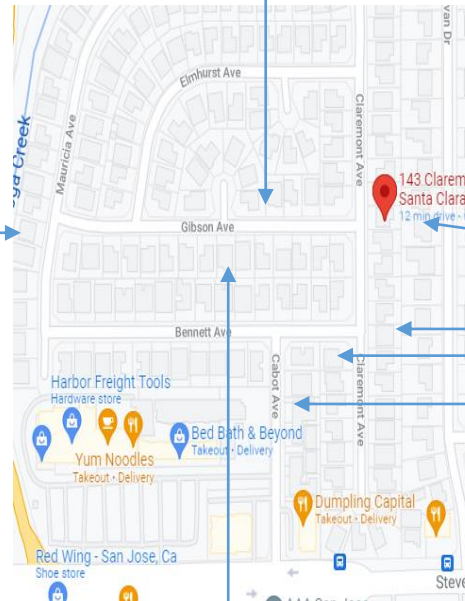
3493 Gibson Ave



3575 Mauricia Ave



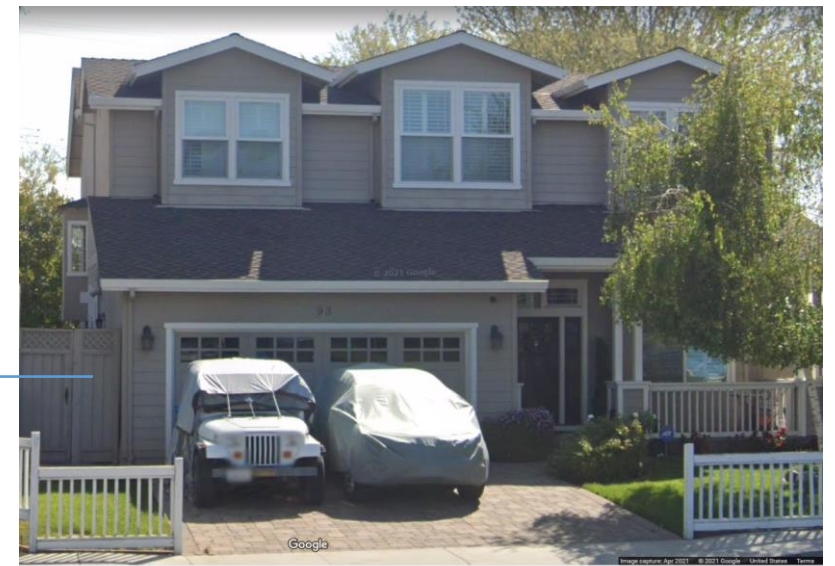
3522 Gibson Ave



**Neighborhood features:**

Diversity in styles  
Layered 2 story buildings massing  
Front Balconies

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93 Claremont Ave

Existing Two-story home behind (106 Rodonovan Dr)

New two-story home construction in progress (92 Claremont Ave)



Cabot Avenue

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### Project Data – 143 Claremont Avenue

| 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 (1,371 Actual square footage)                   |
| Gross Floor Area       | 1,694                        | 3,789 (3,606 Actual)                                  |
| Lot Coverage           | 2,088 / 6,090 = 34%          | 2,235 / 6,090 = 35%                                   |
| ADU                    | n/a                          | 495 (1 bedroom)                                       |
| 2nd:1st Floor Coverage | n/a                          | 1,554 / 2,730 = 57%                                   |
| F.A.R                  | 2,088 / 6,090 = 0.34         | 3,789 / 6,090 = 0.62<br>(3,606 / 6,090 = 0.59 Actual) |
| Bedrooms/Baths         | 3 / 2                        | 5 Bedrooms + Office / 4 Bath                          |
| Flood Zone             | X                            | X   |

### Email from planner

**From:** Elaheh Kerachian <ekerachian@santaclaraca.gov>

**Sent:** Wednesday, September 23, 2020, 09:42:00 AM PDT

Q: Is there a plan to increase the FAR from current 40% to 45% this year or early next year? [We don't have a FAR requirement. I think you are referring to the lot coverage which is 40%.](#)

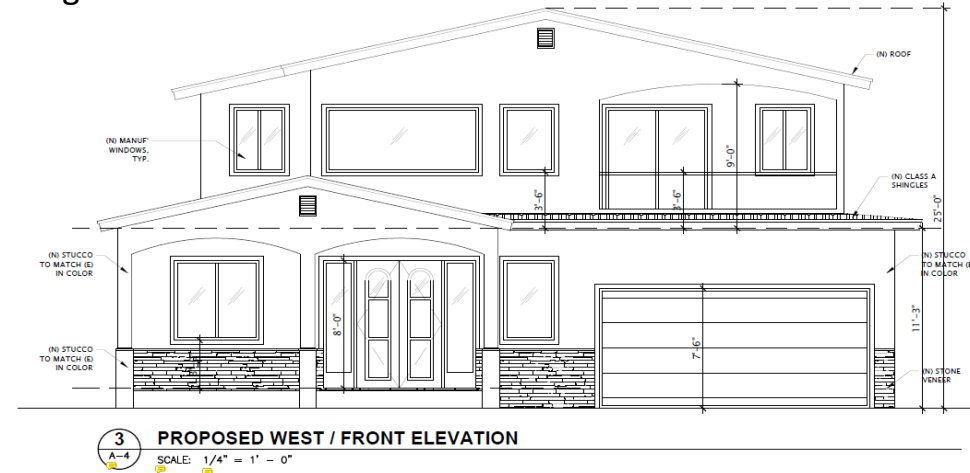
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**03/17/2021:** First submission to city:



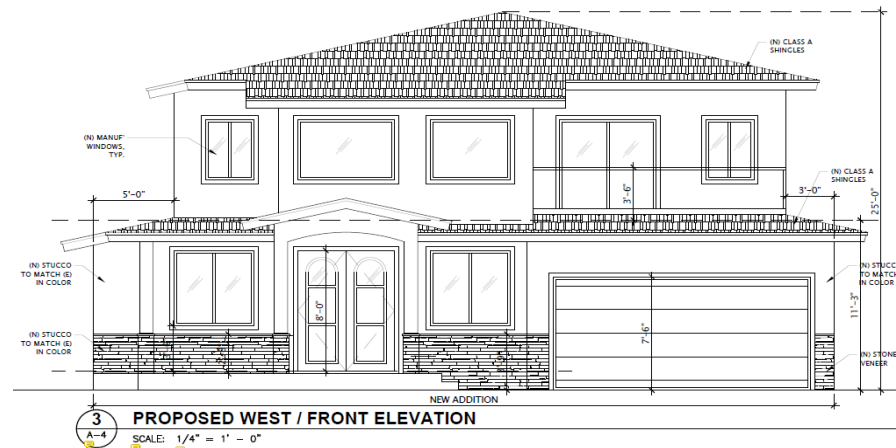
Started architectural plans in Jun 2020 by consulting with City

**06/29/2021:** Second submission with complete redesign and setbacks per planner guidelines:



**08/18/2021:** 3<sup>rd</sup> submittal: Revised our submittal to incorporate the comments and feedback to change the roof and reduce the massiveness.

**09/08/2021:** 4<sup>th</sup> submittal: Revised again to change features to further decrease the massiveness



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**10/14/2021:** 5<sup>th</sup> submittal: More changes were done to incorporate the suggestions by the planning team and we were told these are the final changes.

