



# **City of Santa Clara**

## **Development Review Hearing**

### **January 12, 2022**

**3172 McKinley Drive**

**Public Hearing Item #2**  
**PLN21-15262**



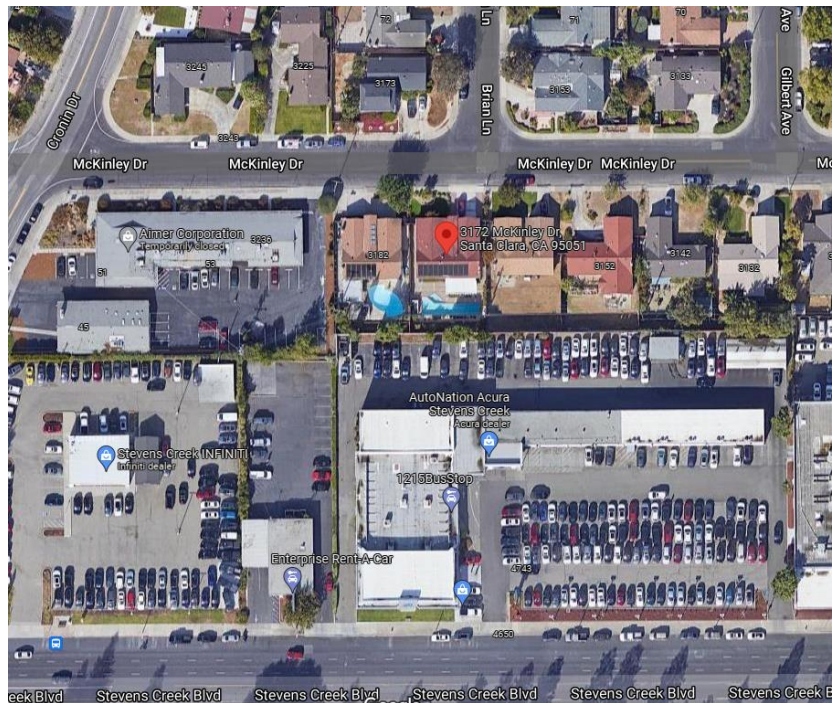
# 3172 McKinley Drive

## Request

- **Architectural Review** of a 758 square foot second floor addition and a 226 square foot second floor balcony to the existing 3 bedroom and 3 bathroom single family residence resulting in a 2,789 square foot 5 bedroom and 4 bathroom home with new second floor rear balcony and existing 466 square foot attached garage to remain.



# 3172 McKinley Drive

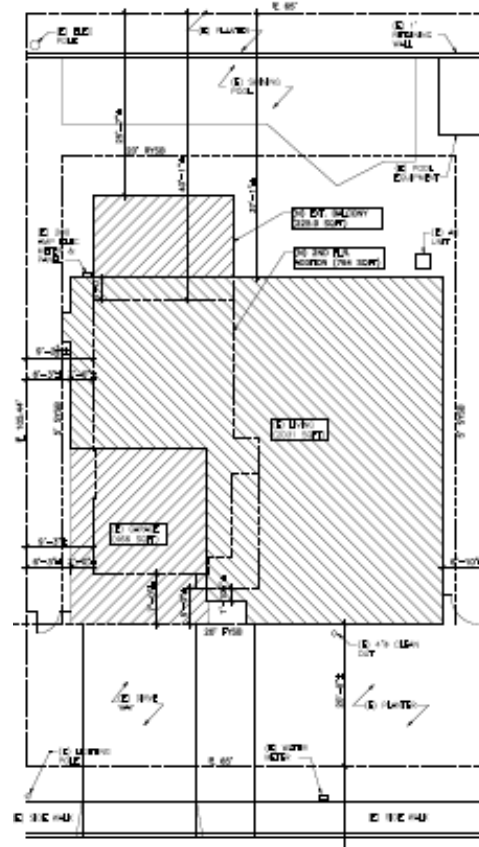




# 3172 McKinley Drive

## Existing and Proposed Site Plan

Lot: 6,825 sq. ft.	Existing Floor Area (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	2,031	-	2,031
Second Floor	-	-	758
Garage	466	-	466
1 <sup>st</sup> floor covered rear patio & 2 <sup>nd</sup> floor rear balcony	-	226	226
Gross Floor Area	2,497	-	3,481
Lot Coverage	$2,497 / 6,825 = 37\%$	-	$2,723 / 6,825 = 40\%$
2 <sup>nd</sup> floor to 1 <sup>st</sup> floor	-	-	$758 / 2,723 = 29\%$
FAR	-	-	$3,481 / 6,825 = .51$
Bedrooms/Baths	3 / 3	-	5 / 4
Flood Zone	X	-	X

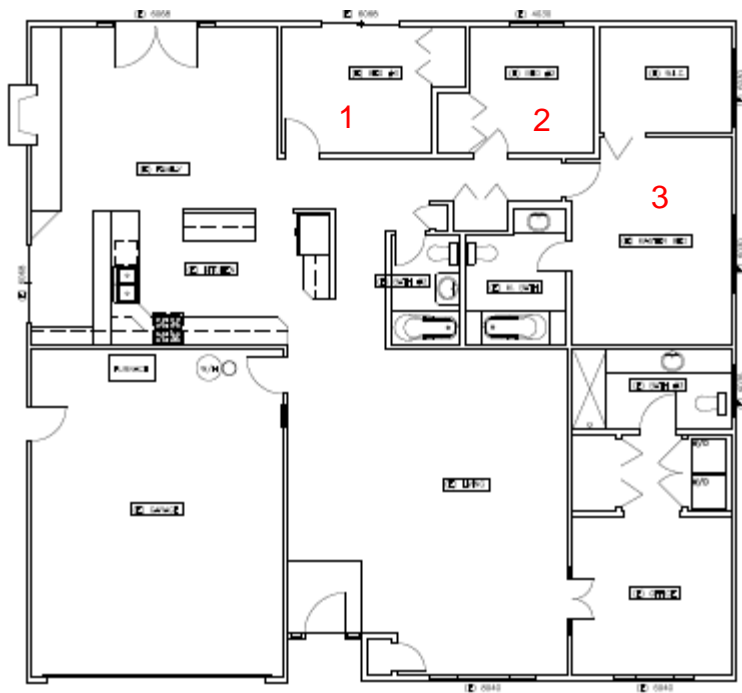




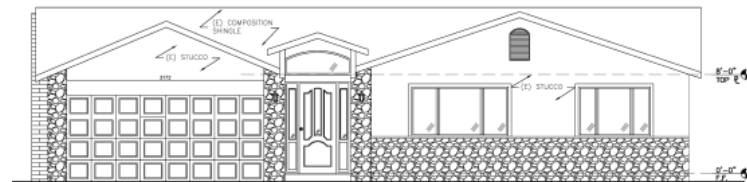


# 3172 McKinley Drive

## Existing Floor Plan and Elevations



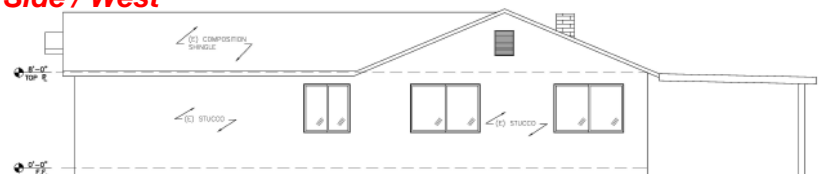
**Front/ North**



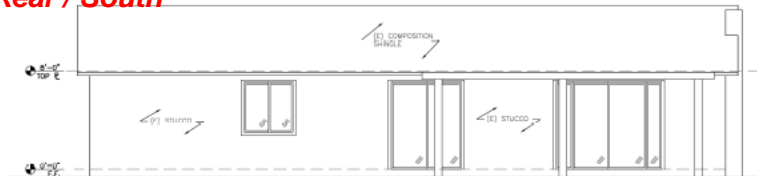
**Side / East**



**Side / West**



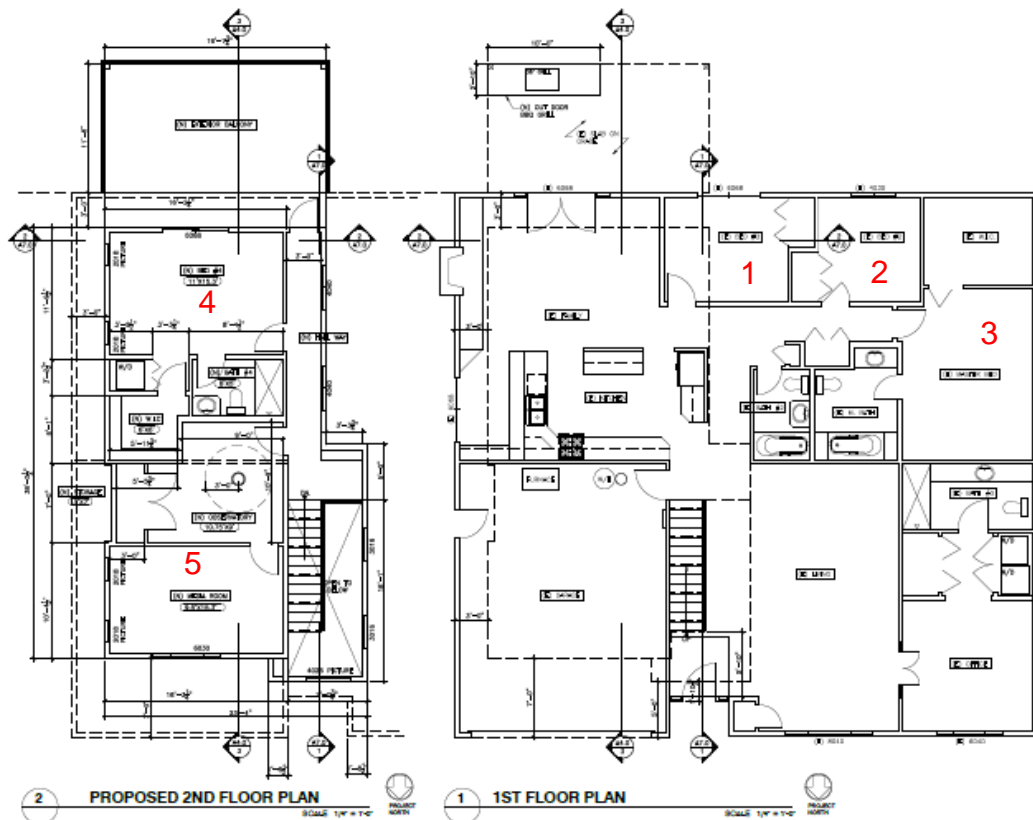
**Rear / South**





# 3172 McKinley Drive

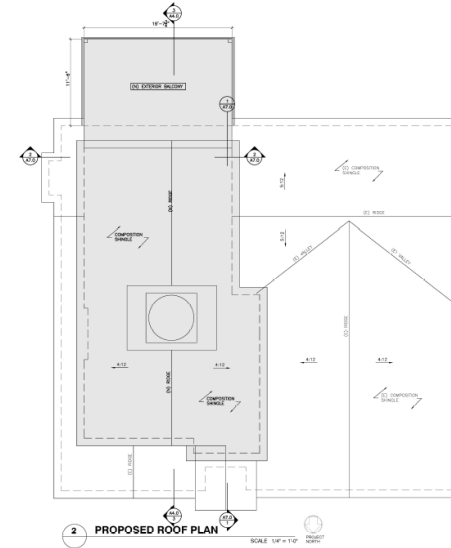
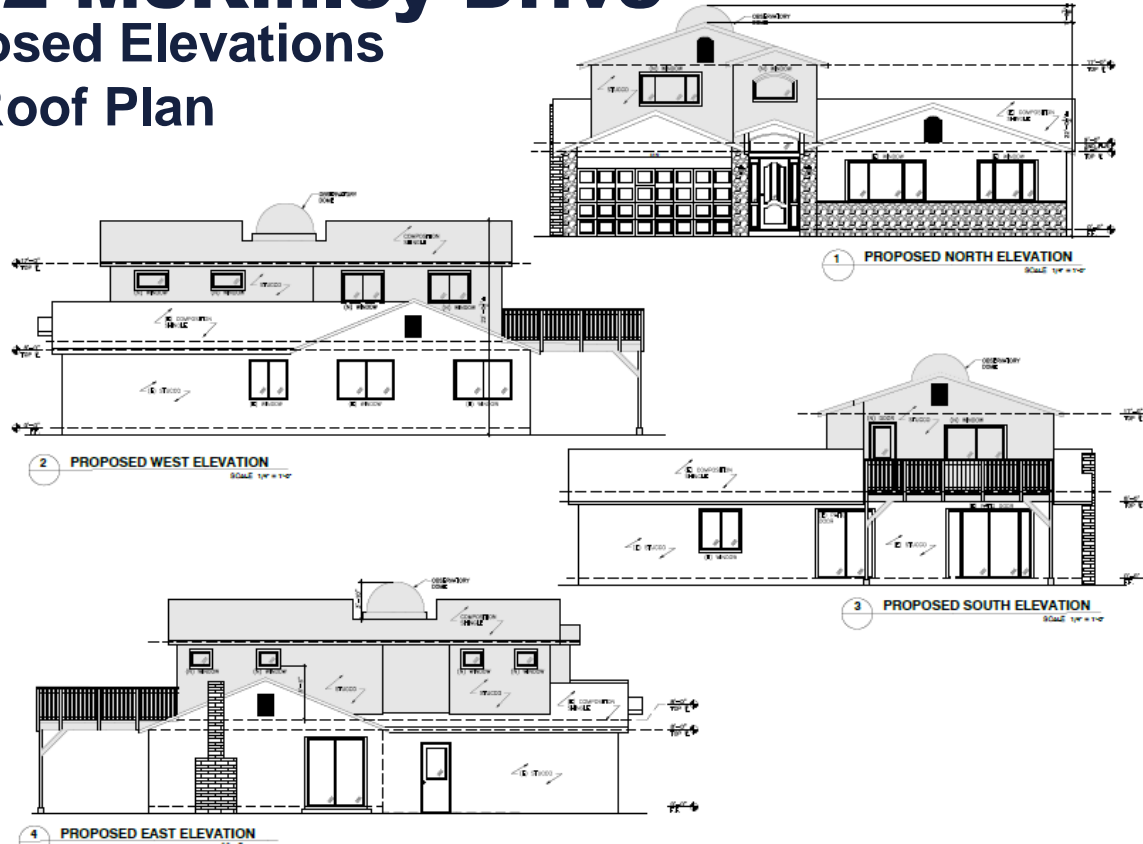
## Proposed Floor Plans





# 3172 McKinley Drive

## Proposed Elevations and Roof Plan





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

# 3172 McKinley Drive

## Surrounding Neighborhood







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

# **3172 McKinley Drive**

## **Surrounding Neighborhood**





# 3172 McKinley Drive

## Recommendation

- **Approve** a 758 square foot second floor addition and a 226 square foot second floor balcony to the existing 3 bedroom and 3 bathroom single family residence resulting in a 2,789 square foot 5 bedroom and 4 bathroom home with new second floor rear balcony and existing 466 square foot attached garage to remain, subject to conditions.



# **City of Santa Clara**

## **Development Review Hearing**

### **January 12, 2022**

**3172 McKinley Drive**

**Public Hearing Item #2**  
**PLN21-15262**