



City of Santa Clara

Development Review Hearing

January 12, 2022

3066 Harding Avenue

Public Hearing Item #5
PLN21-15378



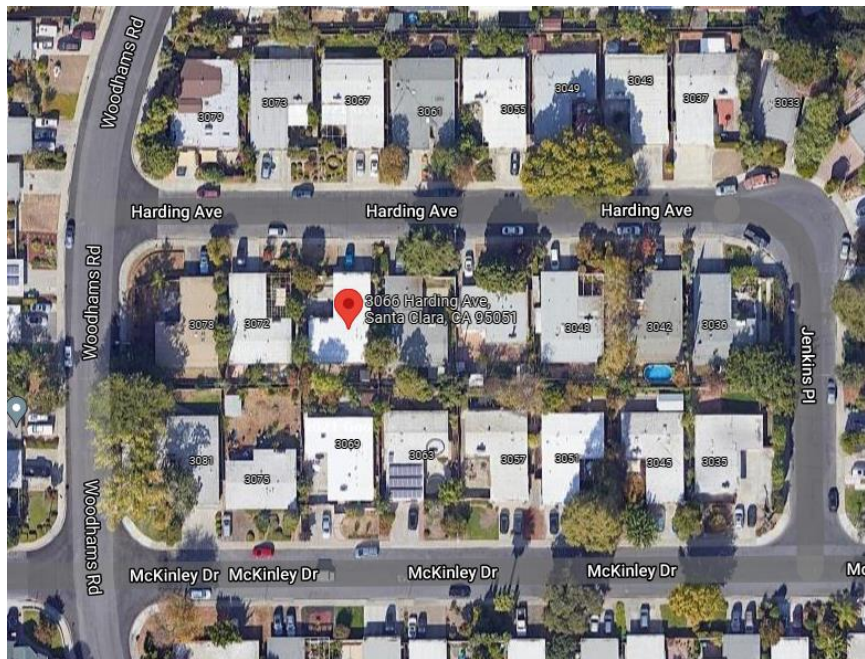
3066 Harding Avenue

Request

- **Architectural Review** of a 210 square foot first floor expansion, 1,017 square foot second story addition and 119 square foot balcony to the existing 3 bedroom and 2 bathroom residence resulting in a 2,091 square foot 4 bedroom and 3.5 bathroom home with new second floor rear balcony and existing 398 square foot attached garage to remain.



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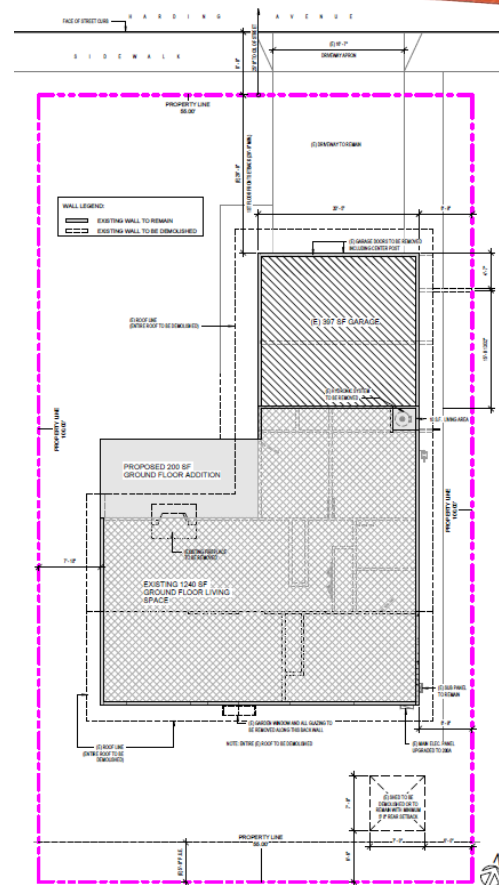




3066 Harding Avenue

Existing and Proposed Site Plan

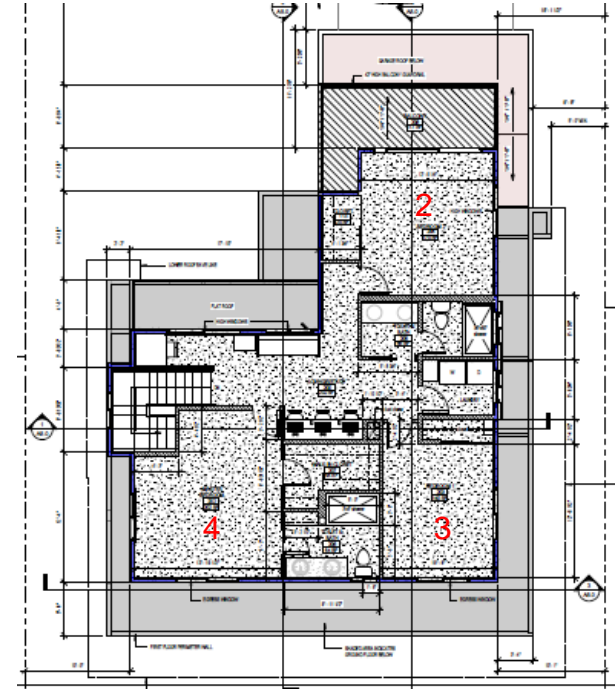
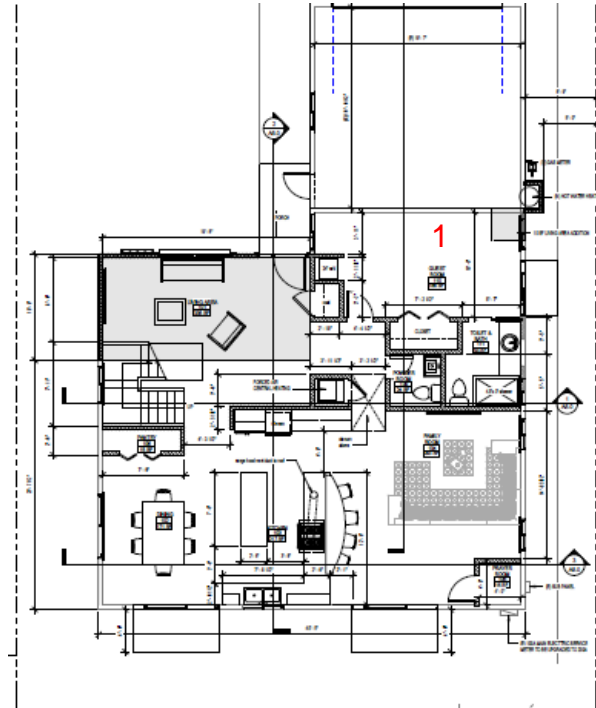
Lot: 5,550 sq.ft.	Existing Floor Area (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,240	210	1,450
Second Floor	-	1,071	1,071
2nd floor front balcony	-	119	119
Garage	397	-	397
Gross Floor Area	1,637	-	3,037
Lot Coverage	$1,637/5,500=30\%$	-	$1,847/5,500=34\%$
2nd floor to 1st floor	-	-	$1,071/1,847=58\%$
FAR	-	-	$3,037/5,500=.55$
Bedrooms/Baths	3 / 2	-	4 / 3.5
Flood Zone	X	-	X

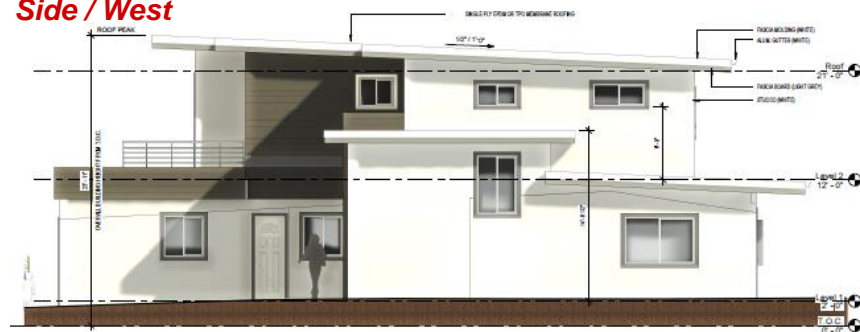




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Existing Floor Plan and Elevations







3066 Harding Avenue

Elevations





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Surrounding Neighborhood





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Recommendation

- **Approve** a 210 square foot first floor expansion, 1,017 square foot second story addition and 119 square foot balcony to the existing 3 bedroom and 2 bathroom residence resulting in a 2,091 square foot 4 bedroom and 3.5 bathroom home with new second floor rear balcony and existing 398 square foot attached garage to remain, subject to conditions.



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