



City of Santa Clara

Development Review Hearing

January 12, 2022

3470 Maurcia Avenue

Public Hearing Item # 6
PLN21-15154



3470 Mauricia Avenue

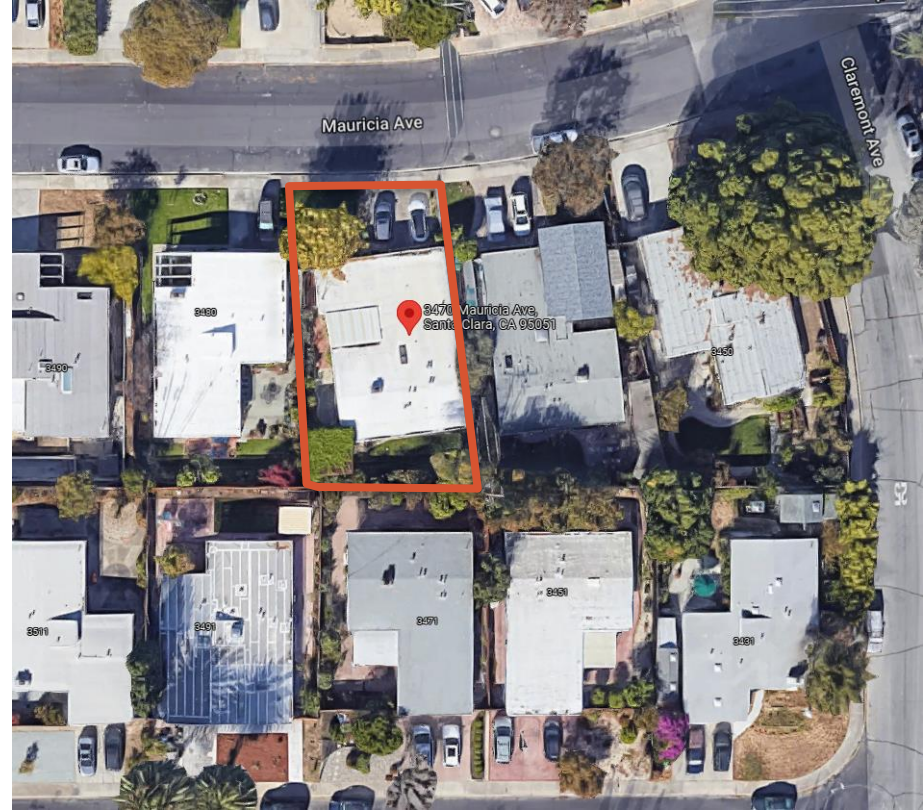
Request

- **Architectural Review** of a new 583 square foot second-story addition and a 202 square foot ground-floor addition to the existing single-story residence that would result in a 2,563 square foot two-story residence with four-bedrooms, four-bathrooms, and a 407 square-foot attached garage.



3470 Mauricia Avenue

- Approximately 6,100 square foot lot on the south side of Mauricia Avenue.
- Zoning: R1-6L
- General Plan: Very Low Density Residential





3470 Mauricia Avenue





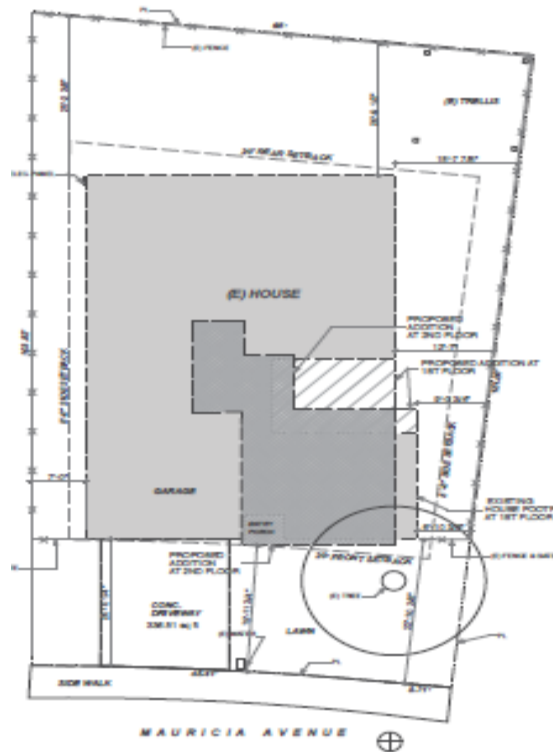
3470 Mauricia Avenue

Lot Size: 6,100 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,778	202	1,980
Second Floor	n/a	583	583
Garage	407		407
ADU	n/a		
Covered Porch	18		18
Gross Floor Area	2,203		2,989
Lot Coverage	$2,203/6,100 = 36\%$		$2,406/6,100 = 39\%$
F.A.R.	$2,203/6,100 = 0.36$		$2,989/6,100 = 0.49$
Bedrooms/Baths	4/2		4/4
ADU Bedrooms/Baths	n/a		
Flood Zone	X		X



3470 Mauricia Avenue

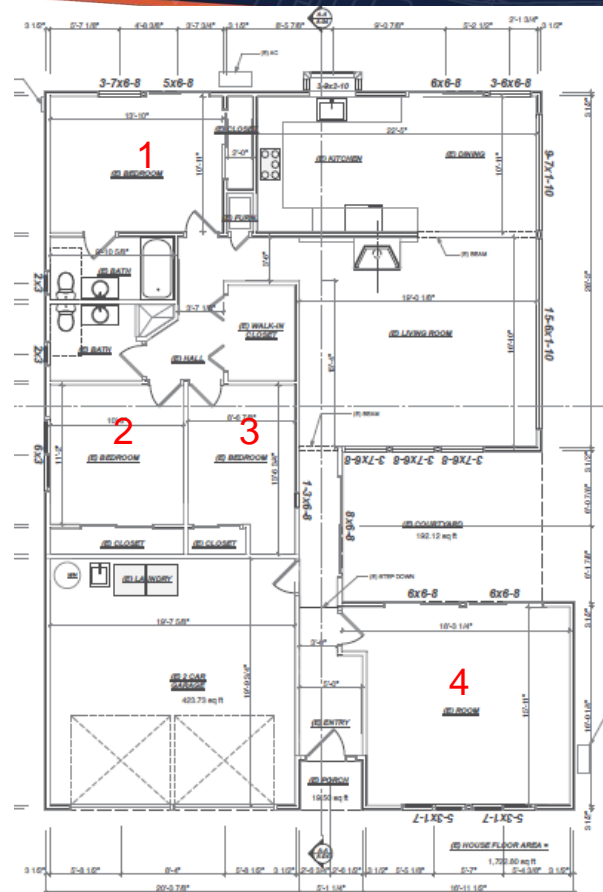
Site Plan



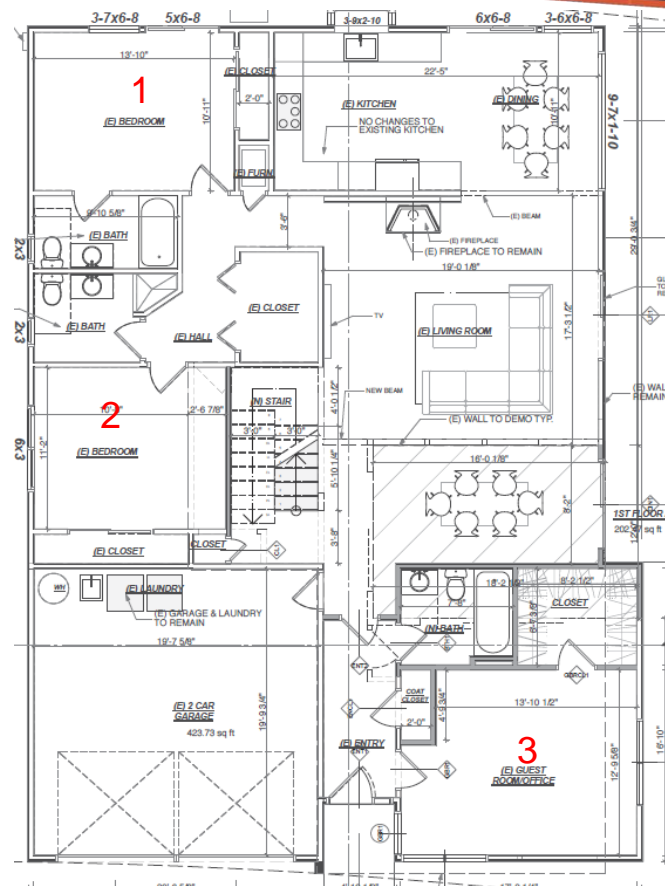


3470 Mauricia Avenue

Existing Floor Plan



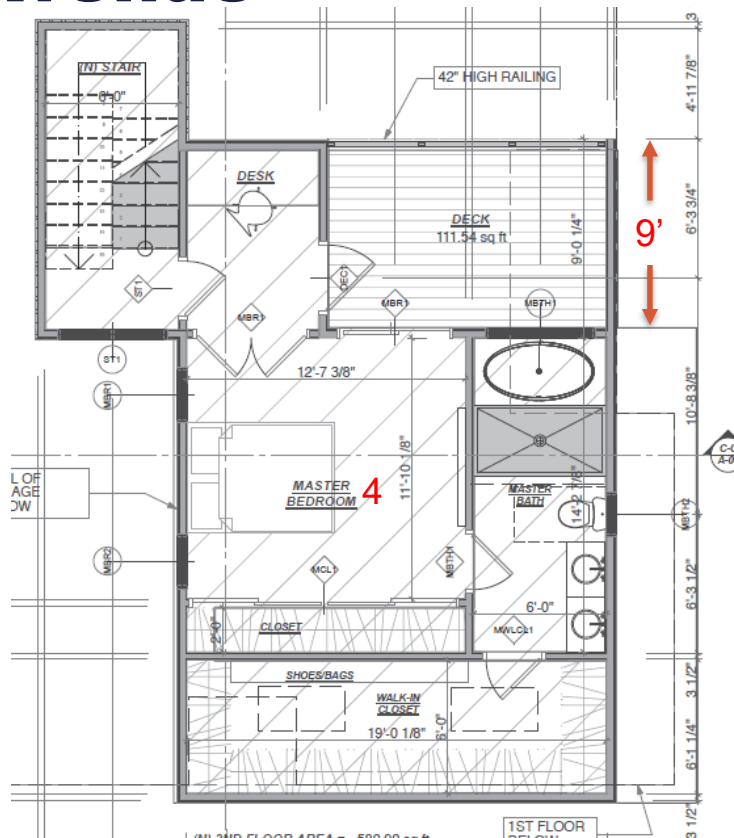
Proposed First Floor





3470 Mauricia Avenue

Proposed Second Floor



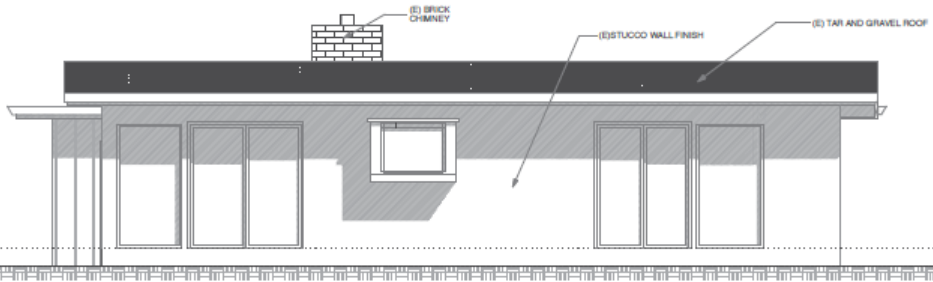


**City of
Santa Clara**
The Center of What's Possible

3470 Mauricia Avenue



Existing Front Elevation

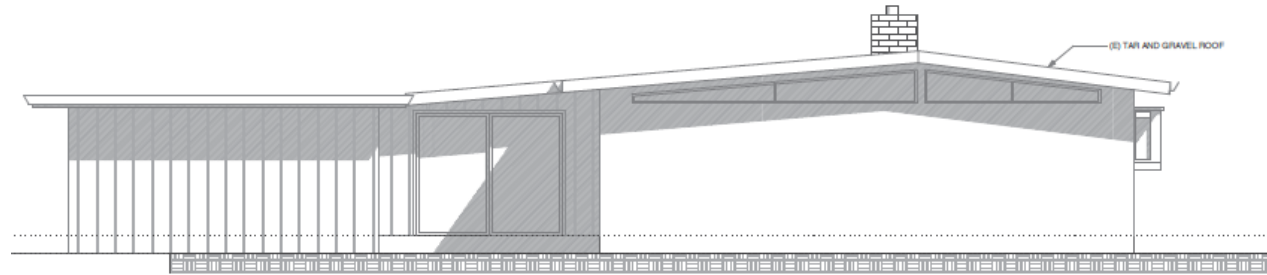


Existing Rear Elevation

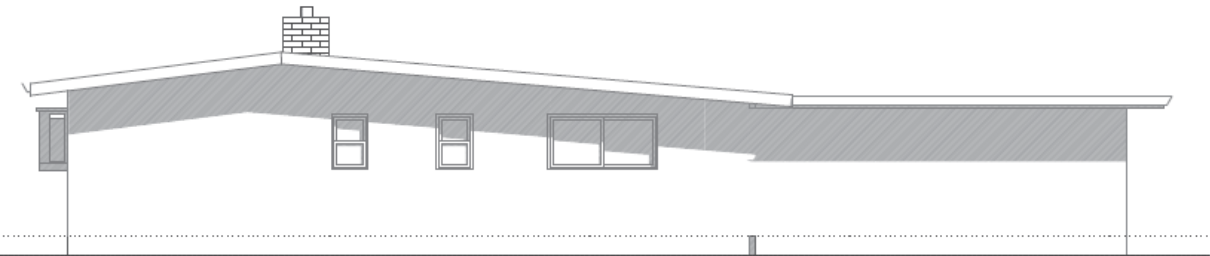


**City of
Santa Clara**
The Center of What's Possible

3470 Mauricia Avenue



Existing West Elevation

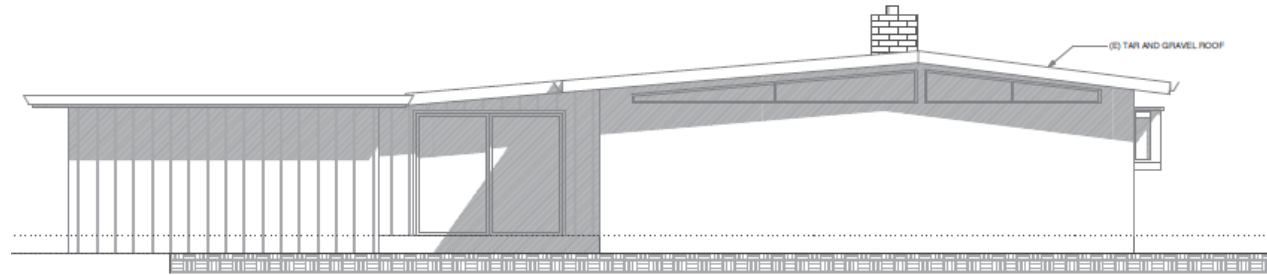


Existing East Elevation

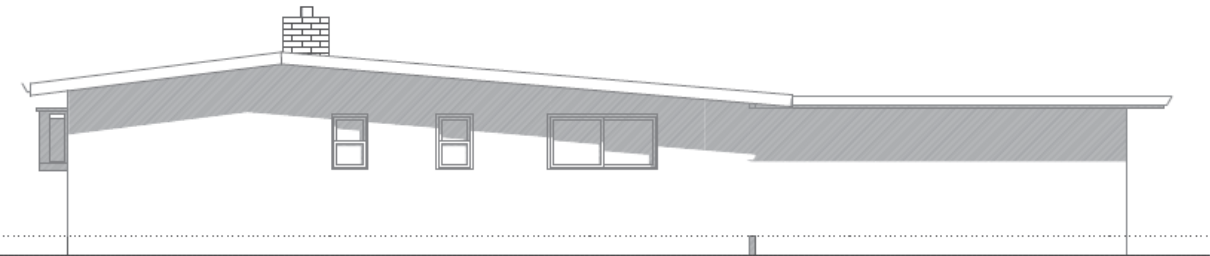


**City of
Santa Clara**
The Center of What's Possible

3470 Mauricia Avenue

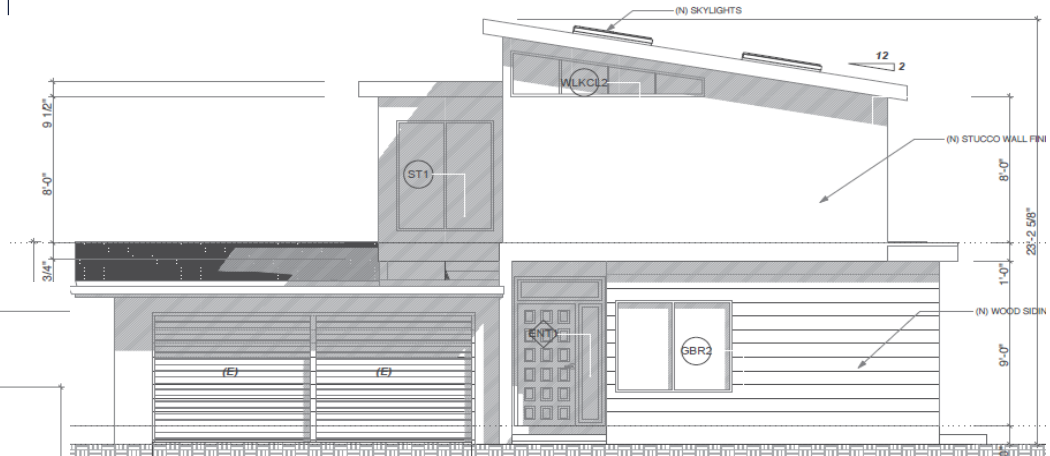


Existing West Elevation



Existing East Elevation

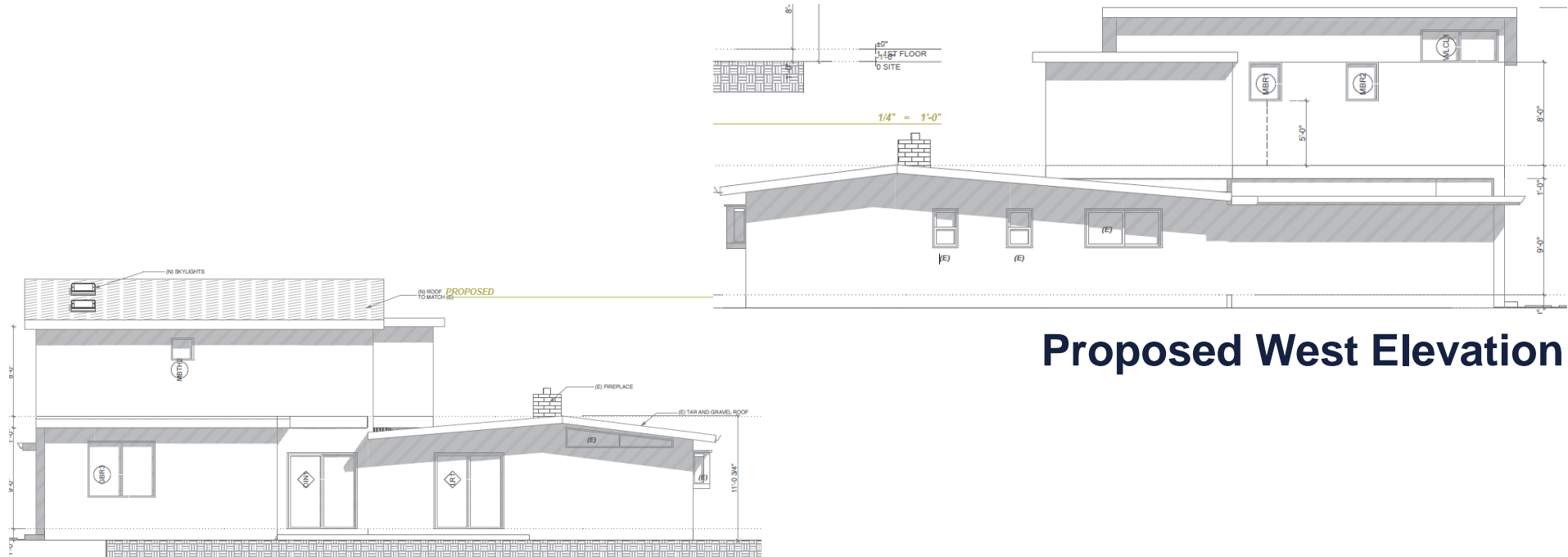
Proposed Rear Elevation



Proposed Front Elevation



3470 Mauricia Avenue



Proposed West Elevation

Proposed East Elevation



3470 Mauricia Avenue

Other Similar Two-story Residence





3470 Mauricia Avenue

Public Comments

- Several public comments was received prior to this meeting
 - Privacy concerns
 - Second-story rear window view of neighboring yards
 - Balcony view and active space



3470 Mauricia Avenue

Conditions

- Revise front façade to include architectural features or windows
- Reduce balcony depth from nine feet to four feet

Additional conditions

- Correct the lot size
- Reduce or remove trellis patio to meet all required setbacks.



3470 Mauricia Avenue

Recommendation

- A new 583 square foot second-story addition and a 202 square foot ground-floor addition to the existing single-story residence that would result in a 2,563 square foot two-story residence with four-bedrooms, four-bathrooms, and a 407 square-foot attached garage, subject to conditions.



City of Santa Clara

Development Review Hearing

January 12, 2022

3470 Maurcia Avenue

Public Hearing Item # 6
PLN21-15154