



City of Santa Clara

Development Review Hearing

January 12, 2022

143 Claremont Avenue

Public Hearing Item # 4
PLN2021-14903



143 Claremont Avenue

Request

Action on the new construction of a 3,497 square-foot six bedroom and four bathroom two-story single family residence with attached 495 square-foot attached one bedroom and one bathroom accessory dwelling unit

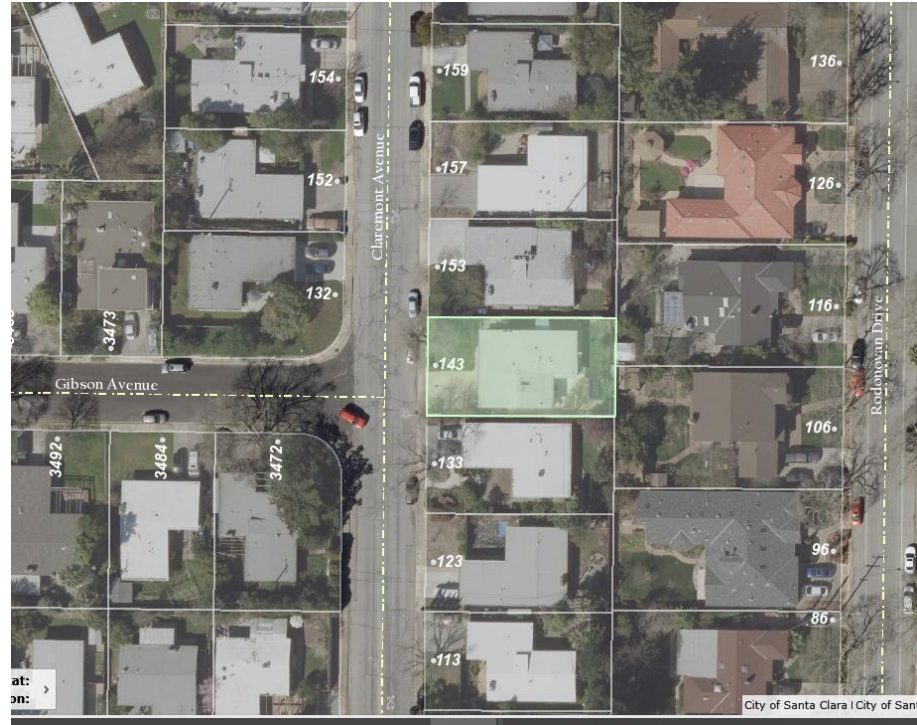




143 Claremont Avenue

Site

- Area: 6,090 sq. ft.
- Zoning: Single Family (R1-6L)
- Architectural Style: Patio Home





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

143 Claremont Avenue

Street View

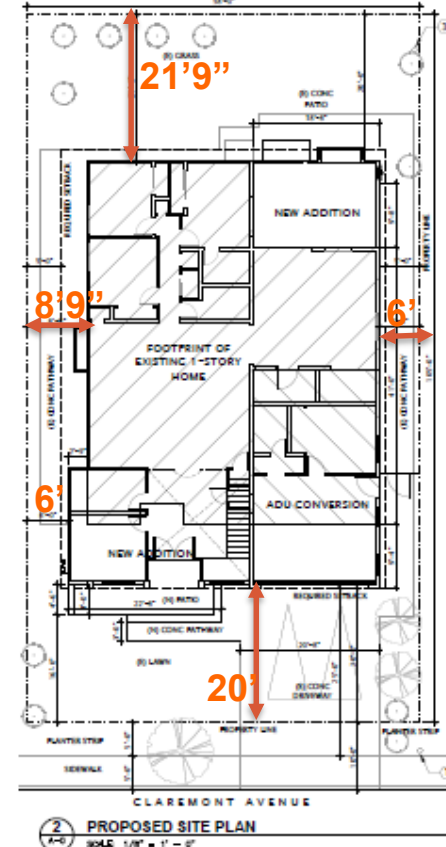
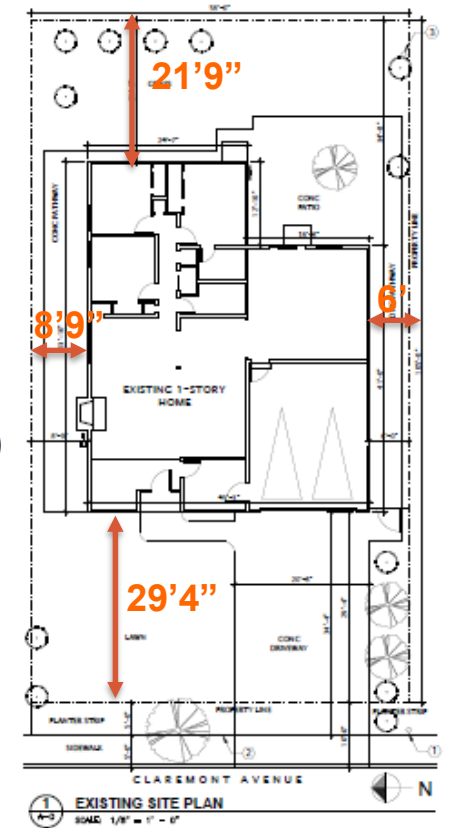




143 Claremont Avenue

Site Plan

- Lot Area: 6,090 sq. ft.
- Existing: 2,088 sq. ft.;
3-bedroom 2-bath, one-story with 2-car garage
- Proposed:
 - 2,235 sq. ft. (first Floor)
 - 1,262 sq. ft. (second floor)
 - 495 sq. ft Garage conversion and front expansion into ADU

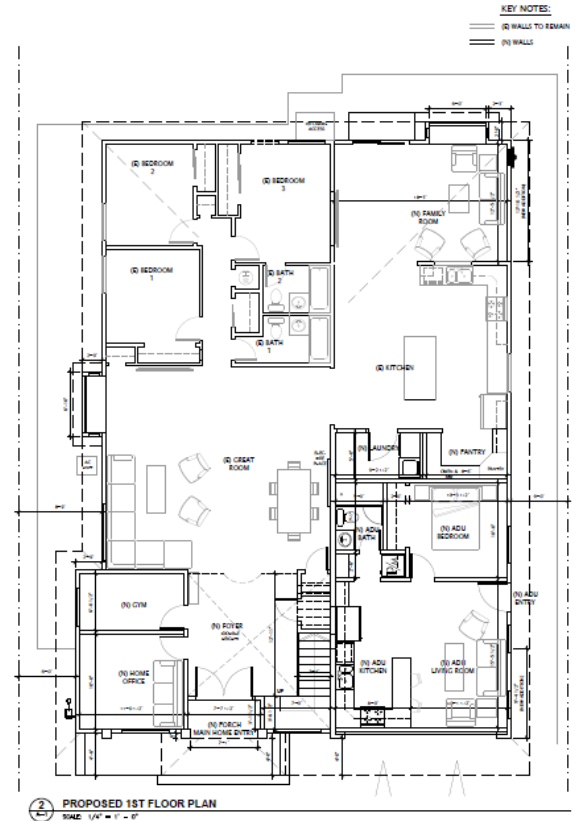
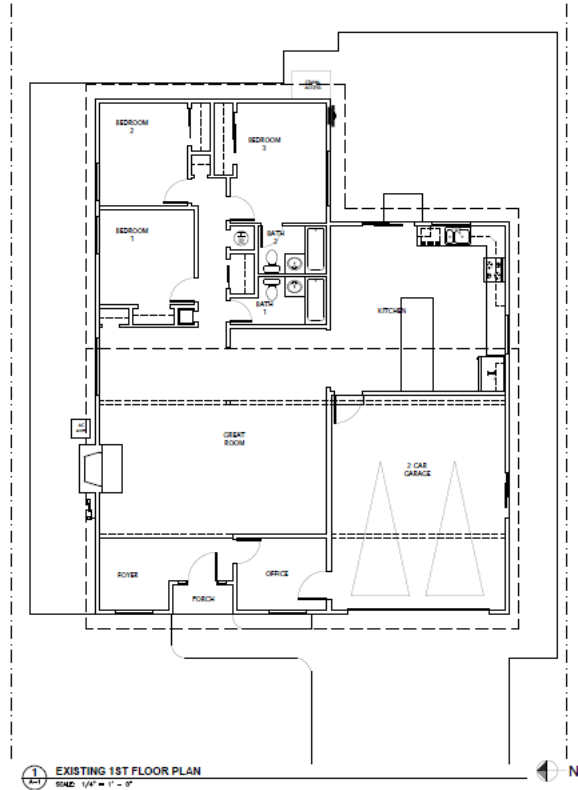




143 Claremont Avenue

First Floor Plans

- Existing and New



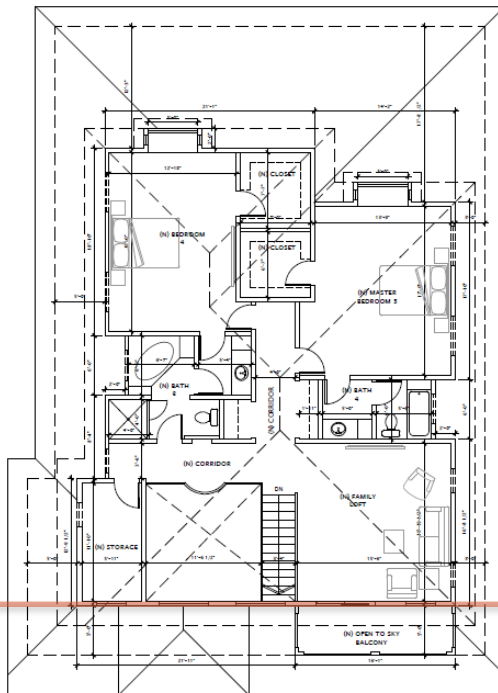
KEY NOTES:
--- (D) WALLS TO REMAIN
--- (N) WALLS



143 Claremont Avenue

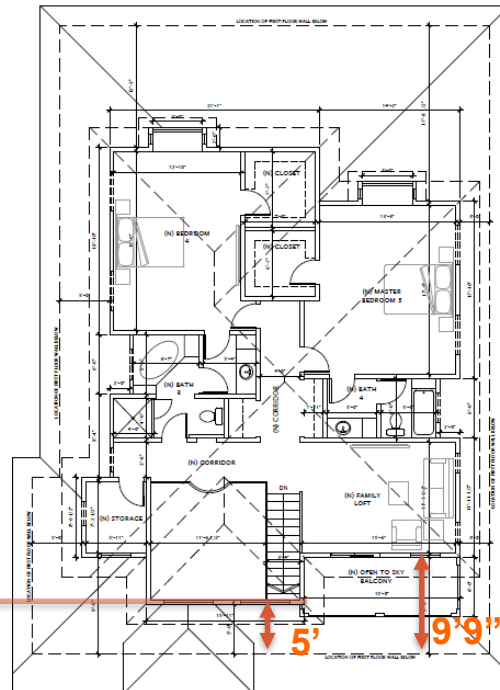
Second Floor Plan

2nd floor front wall limit



2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

Plan from 11/3 DRH

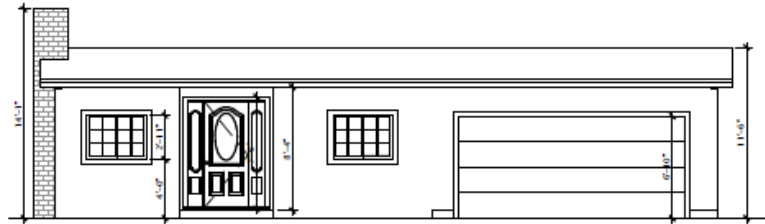


Revised 2nd Floor Plan

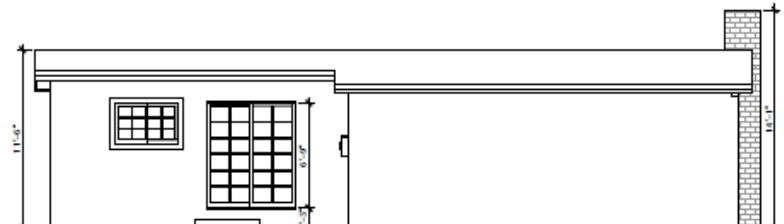


143 Claremont Avenue

Elevations



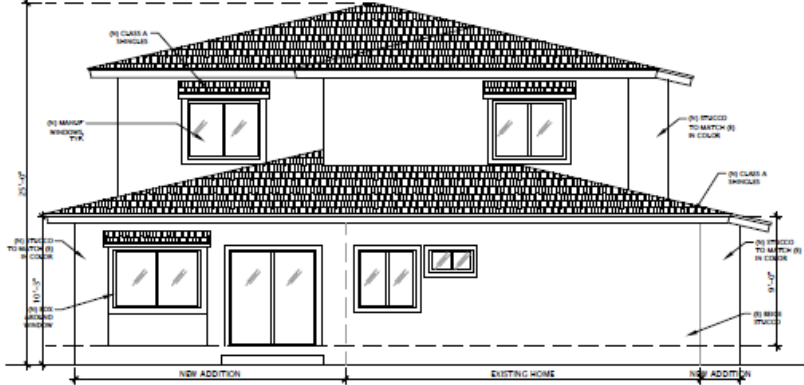
1 EXISTING WEST / FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



1 EXISTING EAST / REAR ELEVATION
SCALE: 1/4" = 1' - 0"



3 PROPOSED WEST / FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



3 PROPOSED EAST / REAR ELEVATION
SCALE: 1/4" = 1' - 0"

Proposed North Side Elevation



143 Claremont Avenue

Project Data

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	1,554-1,262
Gross Floor Area	1,694	3,789
Lot Coverage	$2,088 / 6,090 = 34\%$	$2,235 / 6,090 = 35\%$
ADU	n/a	495 (1 bedroom)
2 nd :1 st Floor Coverage	n/a	$1,554 \ 1,262 / 2,730 = 57\% \text{--} 46\%$
F.A.R.	$2,088 / 6,090 = 0.34$	$3,789 \ 3,497 / 6,090 = 0.62 \ 0.57$
Bedrooms/Baths	3 / 2	6 / 4
Flood Zone	X	X



143 Claremont Avenue

Public Comments

Address: 143 Claremont Avenue; APN: 296-16-011

Applicant/Owner: Prasad Kunigiri

Project Description: Architectural Review of the proposed substantial demolition of an existing 1,662 sft one-story three-bedroom and two-bathroom house with an attached two-car garage, and new construction of a proposed 3,789 square-foot two-story 5 bedroom + office and four bathroom residence and conversion of an attached two car garage into a 495 square-foot one-bedroom accessory dwelling unit.



I am fine with the elevation and setbacks as shown in the picture and okay with this home extension plan.

Scott Fisher
Chris Fisher
133 Claremont Ave, Santa Clara

10/28/2021





143 Claremont Avenue

Recommendation

Approve the new construction of a 3,497 square-foot six bedroom and four bathroom two-story single family residence with an attached 495 square-foot one bedroom and one bathroom accessory dwelling unit for the property located at 143 Claremont Avenue, subject to conditions.



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