



# **City of Santa Clara**

## **Development Review Hearing**

**4628 Demaret Drive**

**PLN23-00077**



# 4628 Demaret Drive

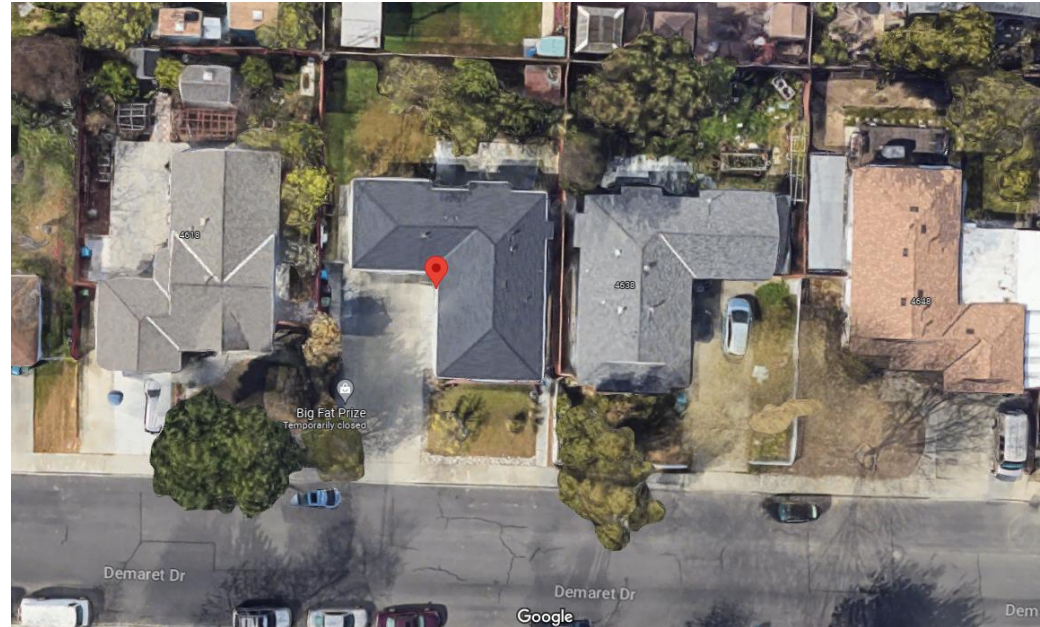
## Request

- **Architectural Review** of the conversion of a garage to a studio bedroom and the construction of a new two-story tall garage with attic space at an existing single-family residence.



# Project Site

- 6,200 square-foot lot
- APN: 097-17-095
- General Plan Designation:  
Very Low Density Residential
- Zoning: R1-6L

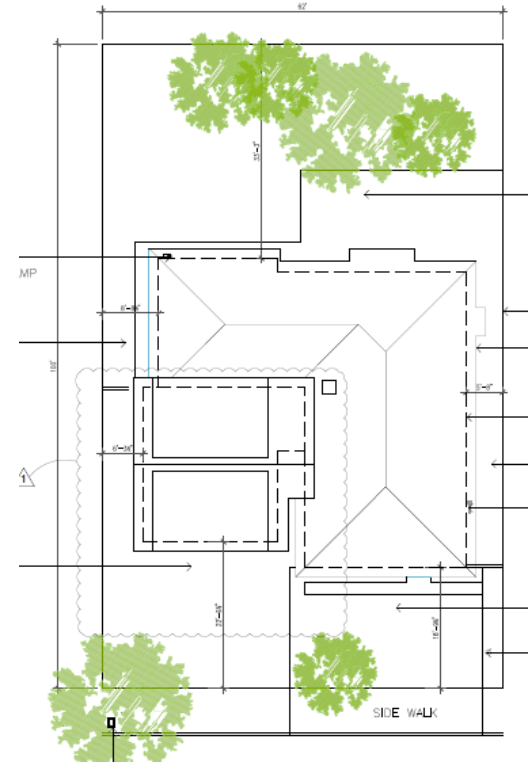




# Project Data and Site Plan

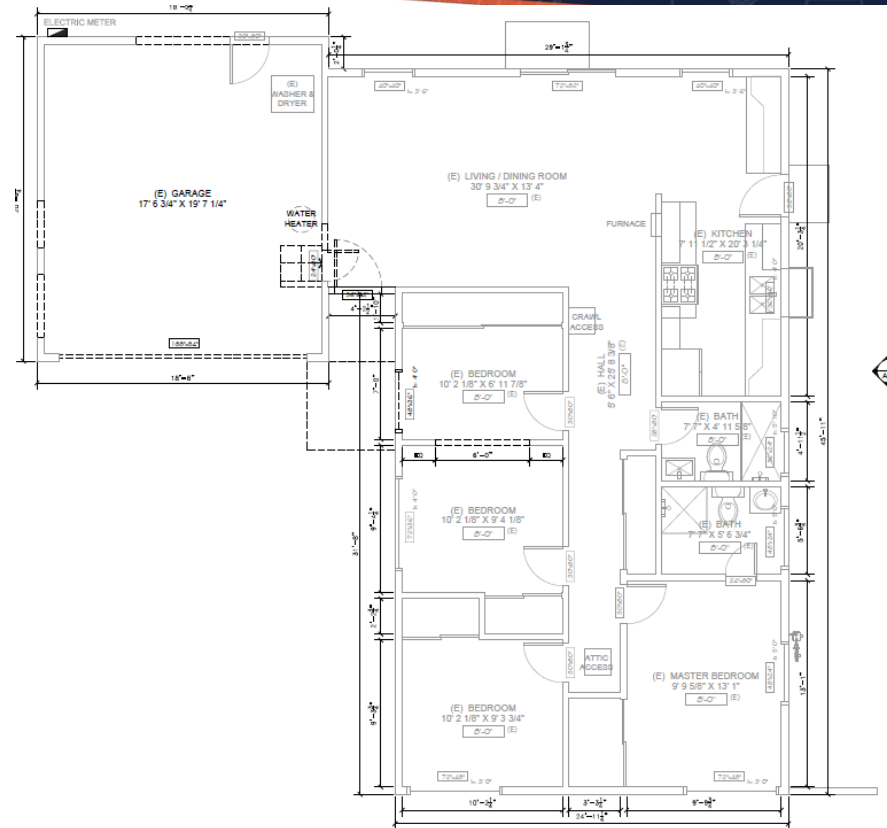
4628 Demaret Drive

| <b>Lot Size:</b> 6200 sq. ft. |                                      |  |                                      |
|-------------------------------|--------------------------------------|--|--------------------------------------|
|                               | <b>Existing Floor Area (sq. ft.)</b> | <b>Proposed New Construction (sq. ft.)</b> | <b>Proposed Floor Area (sq. ft.)</b> |
| <b>First Floor</b>            | 1167                                 | 418  | 1635                                 |
| <b>Second Floor</b>           | n/a                                  | n/a  | n/a                                  |
| <b>Garage</b>                 | 379                                  | 121  | 500                                  |
| <b>ADU</b>                    | n/a                                  | n/a  | n/a                                  |
| <b>Gross Floor Area</b>       | 1546                                 | 539  | 2085                                 |
| <b>Lot Coverage</b>           | 1546/6200=24%                        | +539 sqft                                  | 2085/6200=33%                        |
| <b>Bedrooms/Baths</b>         | 3-bedroom, 3 bathrooms               | Add 1 bedroom, 1 bathroom                  | 4-bedroom, 4-bathrooms               |
| <b>Flood Zone</b>             | X                                    |  |                                      |



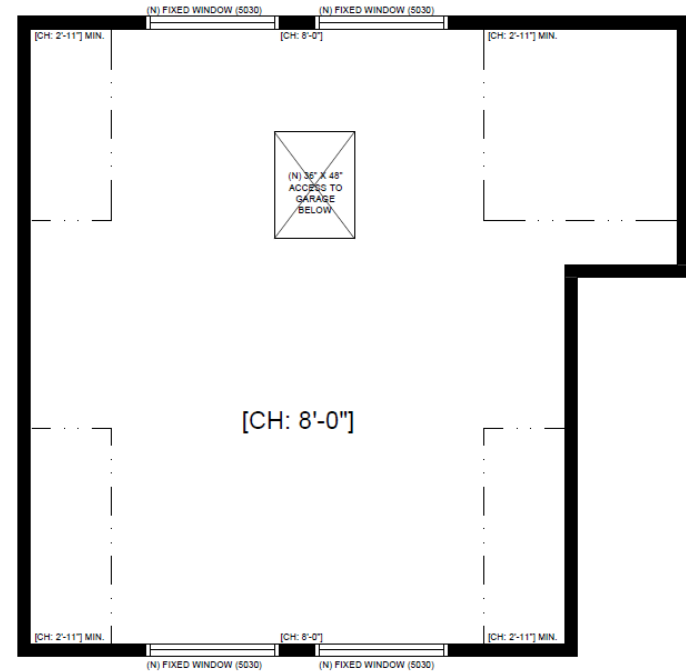
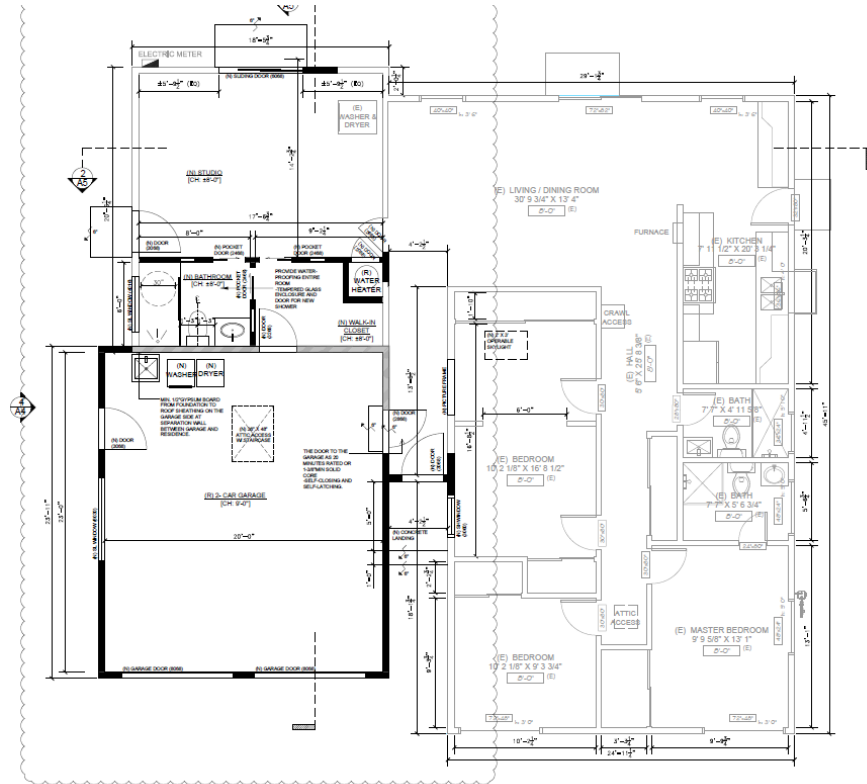
## Current Site Plan includes:

- Garage
- Four bedrooms
- Small shed in rear





# Proposed Floor Plan

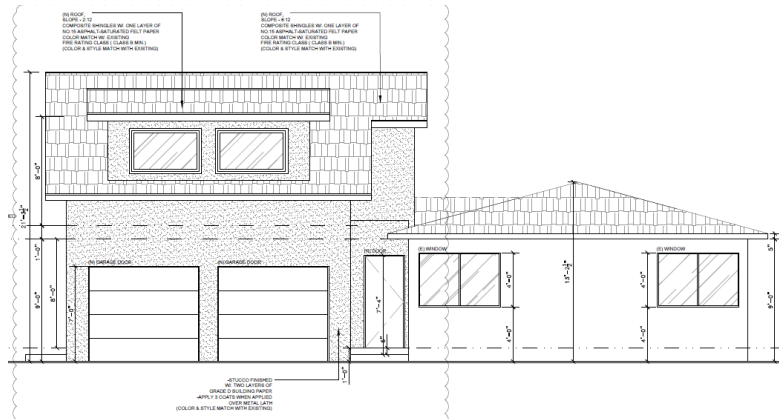


ATTIC AREA FLOORPLAN

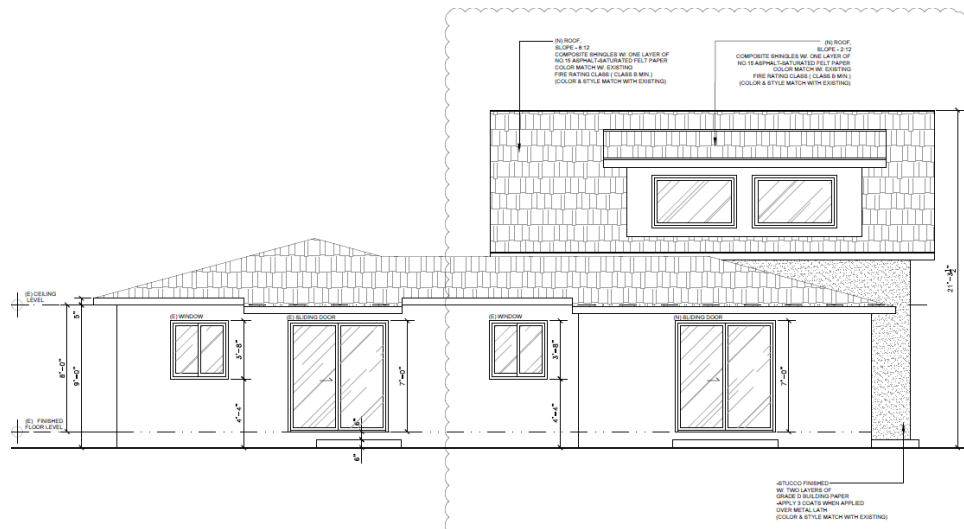


# Proposed Elevations

## Front



## Rear

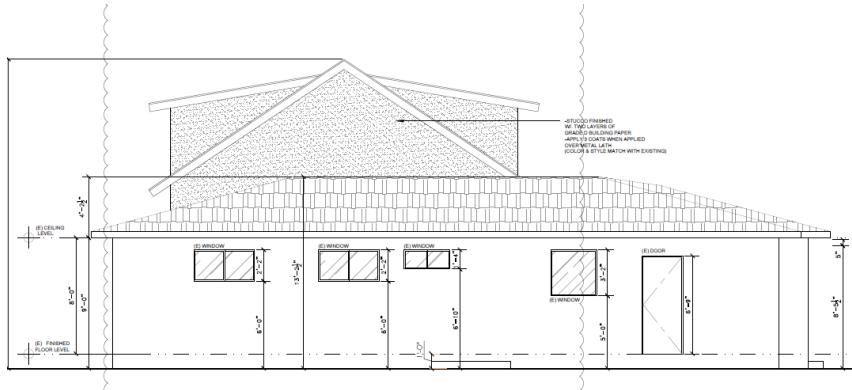




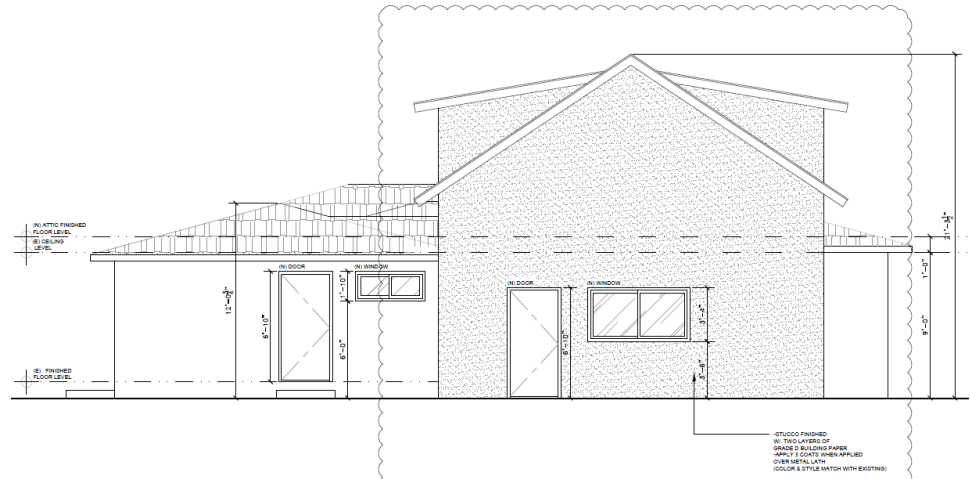


# Proposed Elevations

Right



Left







# 2467 Park Avenue

## Recommendation

- **Redesign** the second story of the proposed addition consistent with the Single-Family Design Guidelines.



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