

Date: August 30, 2018
To: City of Santa Clara
Planning Department

RE: 1) City of Santa Clara Historical and Landmarks review of Modifications to Existing Residence at 820 Civic Center Drive; & 2) Review of the Mills Act Application for same residence.

It is the intent of the owner to request approval of both items above simultaneously. We will not proceed on just the Mills Act Application. Attached is a Rehabilitation and Preservation Plan intended to keep the home in good condition.

PURPOSE OF PROPOSED GARAGE CHANGES TO THE APPROVED MODIFICATIONS

This submittal proposes minor modifications to the existing house modifications that were approved by the HLC on November 3, 2016 (for background see the letter attached dated October 26, 2016):

- 1) **Shift the garage forward 3' (from the approved location) to be 12' setback from the front wall of the house (facing towards Civic Center Drive),**
- 2) **Add 100 square feet bathroom and closet addition to the house.**

The benefits of item #1 above are:

- The garage shifts to be more closely aligned with the driveway to the new 40-unit development across the street. In the owner's opinion, if a new street/driveway to a substantial 40-unit development "T"'s into an existing residence, the impact of headlights should be discussed and analyzed. The exact location of that driveway was never precisely identified. The relocated garage better blocks the oncoming headlights from that driveway shining on the existing home.
- The relocated garage allows for a closed space behind the garage (backyard space) which would be utilized as a great outdoor family space and create a more usable private yard space for this large corner lot on a street side elevation of the house that does not have much in the way of ornamentation that was intended to be an elevation presented to the street.

The benefits of item #2 above is:

- One of the greatest features of a modern house is the master bath. The most significant feature missing from this very attractive 83-year-old house is that there is no master bedroom with an attached bathroom. Currently the owners are using the large room to the left of the front door as the master bedroom. The owners would love to make this master bedroom complete by the addition of an attached master bathroom (rather than walking down the hall).

Sincerely,



Michael and Cheryl Fisher