

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF SANTA CLARA, CALIFORNIA TO SUSTAIN THE  
APPEAL AND MODIFY THE ARCHITECTURAL COMMITTEE  
APPROVAL FOR A NEW SINGLE-FAMILY RESIDENCE ON  
THE PROPERTY LOCATED AT 2892 SYCAMORE WAY,  
SANTA CLARA, CALIFORNIA**

PLN2019-13972 (Architectural Committee Appeal)

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS  
FOLLOWS:**

**WHEREAS**, Lei Xu, (“Applicant”) filed an application for architectural approval of a development proposal on a 11,589 square foot lot at 2892 Sycamore Way (“Project Site”);

**WHEREAS**, the General Plan designation for the Project Site is Very Low Density Residential and the zoning designation is Single Family Residential (R1-6L);

**WHEREAS**, the proposal is to allow for the demolition of a 2,197 square foot four bedrooms and two bathrooms residence with an attached two-car garage, and construct a new 3,450 square foot two-story residence with five bedrooms, four and a half bathrooms, an attached two-car garage, and exterior access for garage, front entrance, Bedroom #1, and rear entrance (“Project”), as shown on the development plan, attached hereto as “Development Plan” and incorporated herein by this reference;

**WHEREAS**, the California Environmental Quality Act (“CEQA”), Public Resources Code § 21000 *et seq.*, requires a public agency to evaluate the environmental impacts of a proposed project. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15303(a) (Class 3 - New Construction or Conversion of Small Structures), in that the Project involves the demolition of the existing house and construction of a new 3,450 square foot single-family house;

**WHEREAS**, the Project was presented at a publicly noticed meeting on June 19, 2019, and following public testimony, the Architectural Committee approved the demolition of the existing

residence and construction of a new two-story residence with five bedrooms, three and a half bathrooms, attached two-car garage, and limit exterior access to three entrances: front, rear and garage;

**WHEREAS**, Santa Clara City Code (“SCCC”) Section 18.76.020 sets forth the architectural review process by the City’s Architectural Committee;

**WHEREAS**, if the decision of the Architectural Committee is appealed pursuant to SCCC Section 18.76.020(h), within seven days of the decision, the Planning Commission will conduct an appeal hearing;

**WHEREAS**, the City received an appeal of the Architectural Committee’s approval of the Project on June 26, 2019;

**WHEREAS**, the Planning Commission held a duly noticed public meeting on August 14, 2019 to consider the appeal.

**NOW THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby sustains the appeal filed by the appellant of the Architectural Committee approval of the proposal granted on June 19, 2019 and modifies the Architectural Committee’s approval to allow construction of the Project, as shown in the Development Plans attached hereto.
3. That pursuant to SCCC Section 18.76.020, the Planning Commission determines that the following findings exist to support modifying in part the architectural approval and justify sustaining this appeal:
  - A. That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of

the City area a part of the proposed development, in that the proposed project provides the required two covered parking spaces on site.

B. That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that there is no intensification of use that would cause increased traffic congestion or hazards.

C. That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that the proposed project is located in a neighborhood with other one- and two-story homes within the 300 feet radius from the project site; the two-story houses within the 300 feet radius were approved with traditional architecture; the proposed project is an improvement to the existing home; and the proposed project is replacing an existing two-story home with a new two-story home designed similar in scale and form as other two-story homes in the neighborhood.

D. The granting of this approval, as modified in part, will not materially affect adversely the health, comfort of general welfare of persons residing or working in the neighborhood of said development and will not be materially detrimental to the public welfare or injurious to property or improvements, in that the proposed project provides privacy designs such as incorporating five foot window sill height for second-story side-facing windows and five foot wall on the south side of the second-story balcony; and the proposed project is in compliance with the all standards of the Zoning Code.

E. The proposed development, as set forth in the plans and drawings, is consistent with the City's Single-Family Residential Design Guidelines, in that the proposed project integrate hip-style roof structure to be more consistent in the roof form as other residences; the

project incorporate stone veneer to the garage and porch columns to provide similar exterior features in the neighborhood; the project is consistent with the style of homes on this block; and the proposed project would not result in more than 66 percent of second floor to first floor living area.

3. That, based on the findings set forth in this Resolution and the evidence in the City Staff Report, the Planning Commission modifies in part the Architectural Review Committee's approval of the architectural design of the proposed development as set forth herein and sustains the appeal.

5. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 14TH DAY OF AUGUST, 2019, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: \_\_\_\_\_  
ANDREW CRABTREE  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Development Plan

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