

City of Santa Clara

Planning Commission – February 26, 2020

655 Jefferson Street Variance

Public Hearing Item 1
20-87 - PLN2019-14163



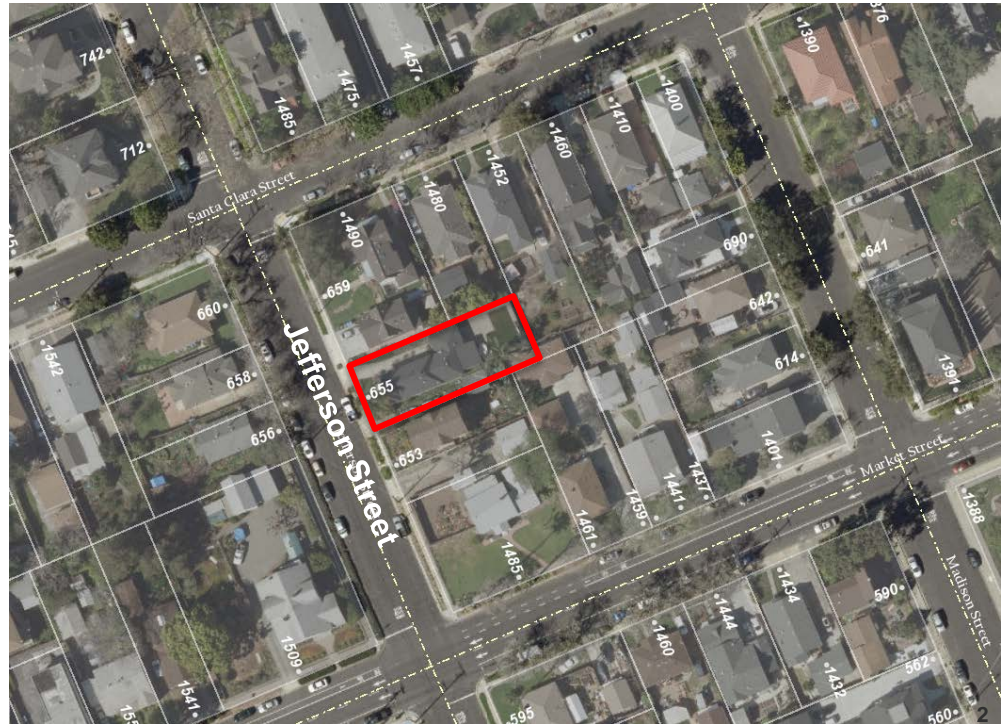
**City of
Santa Clara**
The Center of What's Possible



655 Jefferson Street Variance

Request Variance

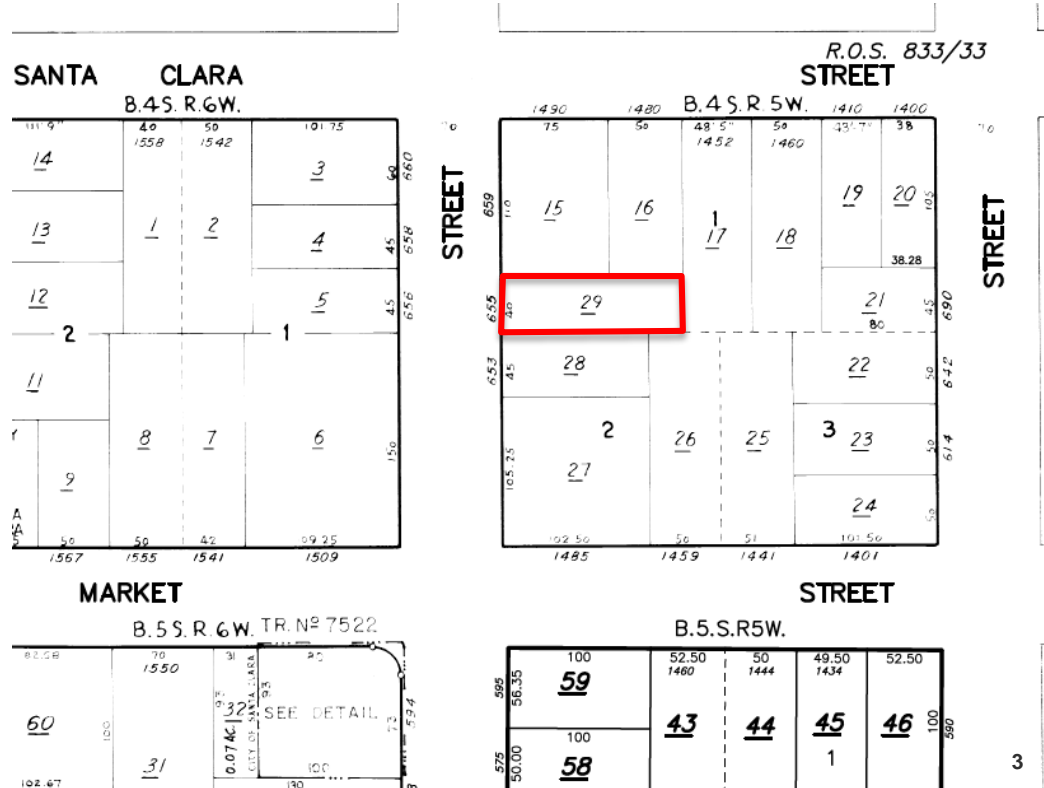
- 40% lot coverage limit required in the R1-6L Single Family Zoning District and approval of a 43.2% lot coverage
- Covered parking requirement of two vehicles in the R1-6L Single Family Zoning District in order to move forward with a proposed addition and retention of the existing one-car garage.





655 Jefferson Street Variance

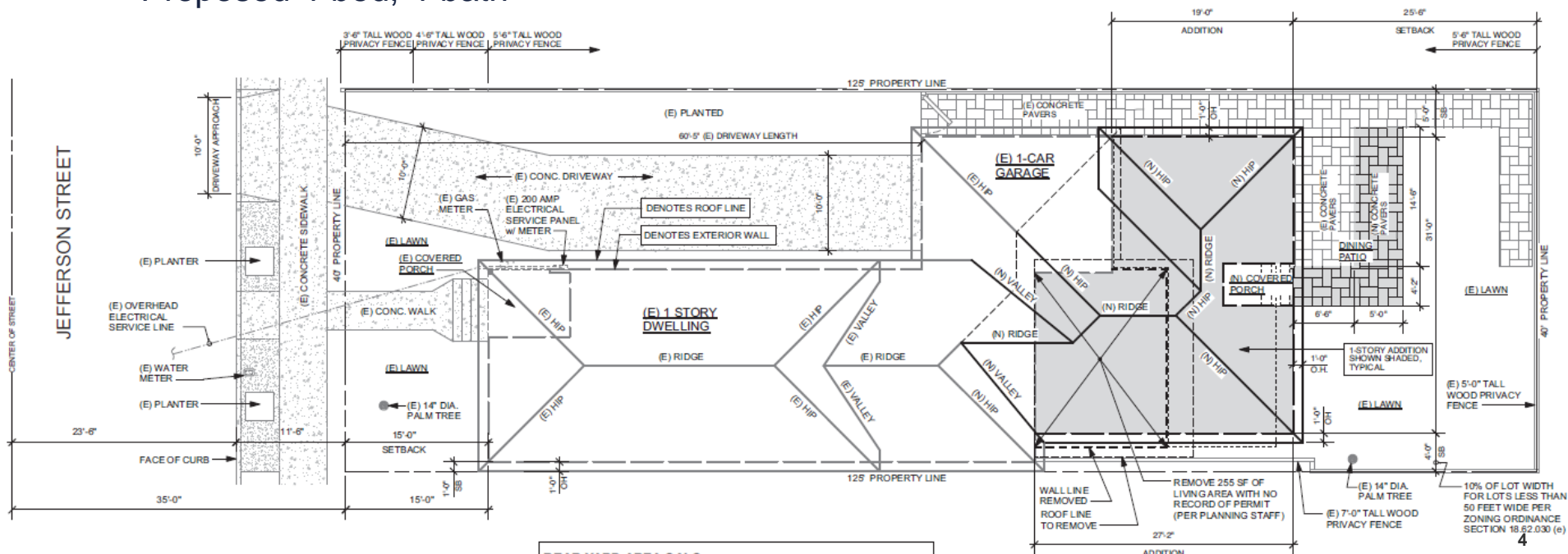
- Lot size: 5,000 sq.ft
- Existing 1,414 sq.ft single family
- Existing 278 sq.ft one-car garage
- Existing 33.8 % lot coverage
- Proposed 694 sq.ft one-story addition
- Proposed 1,882 sq.ft single family
- Proposed 43.2 % lot coverage





655 Jefferson Street Variance

- Existing 3-bed, 3-bath
- Proposed 4-bed, 4-bath





655 Jefferson Street Variance

Project Site Photo



General Plan Conformance

-
- This aerial map displays a residential neighborhood in San Jose, California. The map features several streets, including Santa Clara Street, Jefferson Street, and Market Street. Numerous lots are visible, each labeled with a parcel number. A red rectangle highlights a specific lot located on Jefferson Street, with a parcel number of 655. Other nearby lots have parcel numbers such as 659, 653, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000. The map also shows various landmarks, including trees, parking lots, and buildings.



655 Jefferson Street Variance

Zoning Conformance

- Zoning: **R1-6L Single-Family**
- SCCC Section 18.12.120(a) –
Two covered parking spaces
- SCCC section 18.12.110 – Maximum
40% lot coverage





655 Jefferson Street Variance

Historical and Landmark Commission

- Historical and Landmark Commission (HLC) on January 2, 2020
- The HLC reviewed the project for neighborhood compatibility and consistency with the City's Design Guidelines.
- HLC found that the proposed project would not adversely impact the integrity of the listed resources in the vicinity of the project site as required under the HPO and recommended approval to the Planning Commission.



655 Jefferson Street Variance

Conclusion

- The property is located in a residential neighborhood originally constructed with one-story homes on narrower lots with attached one-car garages.
- The proposed project does not meet the purpose and intent of the Zoning Code
- There are no unusual conditions applying to the land or building that do not apply generally in the same district.
- Staff is unable to make findings in support the Variance request.



655 Jefferson Street Variance

CEQA Review

If the Planning Commission denies the variance, the proposed addition would not be subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270, which states that CEQA does not apply to projects that a public agency rejects or disapproves.

If the Planning Commission were to approve the variance, the proposed addition would be exempt from the CEQA environmental review requirements per **CEQA Guidelines Section 15301(e)(1), Class 1 "Existing Facilities,"** as the activity consists of the minor alteration of existing public or private structures, consisting of an addition that will not result in an increase of more than 50% of the floor area of the existing structure or 2500 square feet.



655 Jefferson Street Variance

Staff Recommendation

Adopt a resolution denying the Variance to allow an addition, with a 43.2% lot coverage and a one car covered parking space.