

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA CLARA, CALIFORNIA TO DENY THE
APPEAL AND UPHOLD THE COMMUNITY DEVELOPMENT
DIRECTOR'S APPROVAL OF THE PROPOSED ADDITION AT
2847 SYCAMORE WAY, SANTA CLARA, CALIFORNIA**

PLN2020-14567

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

WHEREAS, on May 21, 2020, Sangwook Lee ("Applicant"), on behalf of James Jeon ("Property Owner"), filed a Planning Application for the 7,405 square-foot property located site at 2847 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 development application involves a request for Architectural Review of a proposed 499 square foot, 4th bedroom and foyer addition to the front of the home, a 48 square foot covered porch and a 71 square foot garage addition to an existing 2,278 square foot, 3-bedroom 3 1/2 bath residence with an existing 395 square foot garage ("Project"), as shown on the Development Plans, attached hereto and incorporated by this reference;

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301(e)(1), Existing Facilities, which exempts additions to existing structures when the addition will not exceed 2,500 square feet or 50% of the floor area before the addition, whichever is less, and here the applicant is proposing an addition of 618 square feet to an existing 2,278 square foot dwelling with a 395 square foot garage;

WHEREAS, on August 17, 2020, the Project was considered and approved administratively after making the findings pursuant to the chapter 18.76, Architectural Review of the Zoning Code and finding consistency with the requirements of the Single Family Residential (R1-6L) zoning designation;

WHEREAS, following this approval, staff circulated a courtesy notice to all property owners within a 300 foot radius of the Project Site, notifying them of the approval and to provide an opportunity to file an appeal;

WHEREAS, in the event the Applicant or others affected are not satisfied with the decision of the Community Development Director, he or she may within seven days after such decision appeal in writing to the Planning Commission;

WHEREAS, on August 21, 2020, the appellants, Deborah and Daniel Smith, filed an appeal for the Community Development Director approval of the project, which asserted that the Project is not consistent with the prevailing patterns of the neighborhood and obstructs their views;

WHEREAS, on September 30, 2020 the notice of public hearing for the October 14, 2020 Planning Commission meeting was posted in three conspicuous locations within 300 feet of the Project Site, and on October 2, 2020, notice was mailed to interested parties within 300 feet of the Project Site boundaries, in accordance with the City Code; and

WHEREAS, on October 14, 2020, the Planning Commission held a duly noticed public hearing to consider the appeal of the Development Review Hearing determination, at which time all interested persons were given an opportunity to provide testimony and present evidence, both in support of and in opposition to 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 part hereof.
2. That the Planning Commission hereby overrules the appeal filed by the appellants of the Community Development Director's architectural approval of the project on August 17, 2020 and upholds the Community Development Director's architectural review to allow construction of the Project, as shown in the Development Plans.

3. That pursuant to SCCC Section 18.76.020(d), the Planning Commission determines that the following required findings exist to support the architectural approval and justify overruling this appeal:

A. That any off-street parking areas, screening strips and other facilities and improvements necessary to secure the purpose and intent of the Zoning Ordinance and the General Plan of the City are a part of the proposed development, in that in that the proposed project provides the required two car covered parking spaces on-site in the modified attached two-car garage, and is served by existing infrastructure adequate in size and capacity to support the proposed use.

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 hazards, in that in that nearby public streets are adequate in size and design to serve the proposed addition to the existing single family residence, and the use will not create a substantive increase in traffic, as the property remains a single family residence.

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 the Zoning Ordinance and the General Plan of the City, in that the Project Site is located in a neighborhood with a mix of architectural styles that include original and remodeled homes one- and two-stories in height; the Project is proposing a small addition to the existing one-story residence keeping with the scale and general building form of other residences in the neighborhood consistent with the City's Single-Family Residential Design Guidelines, and the entire addition is single story construction;

D. That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or 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 said neighborhood, in that the Project is subject to the California Building Code and Santa City Code requirements for demolition and new construction, and maintains the Project Site for single family residential use consistent with the surrounding built environment.

E. That the proposed development, as set forth in the plans and drawings, is consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, in that the Project is designed as a previously approved two-story home with an attached garage is in keeping with the prevalent building form in the neighborhood, is proportional in scale, and is compatible with homes renovated and rebuilt along the streetscape.

4. That based on the findings set forth in this Resolution and the evidence in the City Staff Report, the Planning Commission hereby overrules the appeal and upholds the Community Development Director's approval of the proposed development as detailed in the attached development plans.

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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 14^h DAY OF OCTOBER 2020, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans

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