



City of Santa Clara

Planning Commission

October 14, 2020

2847 Sycamore Way

Public Hearing Item #2

PLN2020-14567



2847 Sycamore Way

Request

Appeal of Architectural Review Approval by the Community Development Director

Approved project: 499 square foot 4th bedroom addition to the front and foyer, 48 square foot covered porch, a 71 square foot garage addition; Changed orientation of the garage.

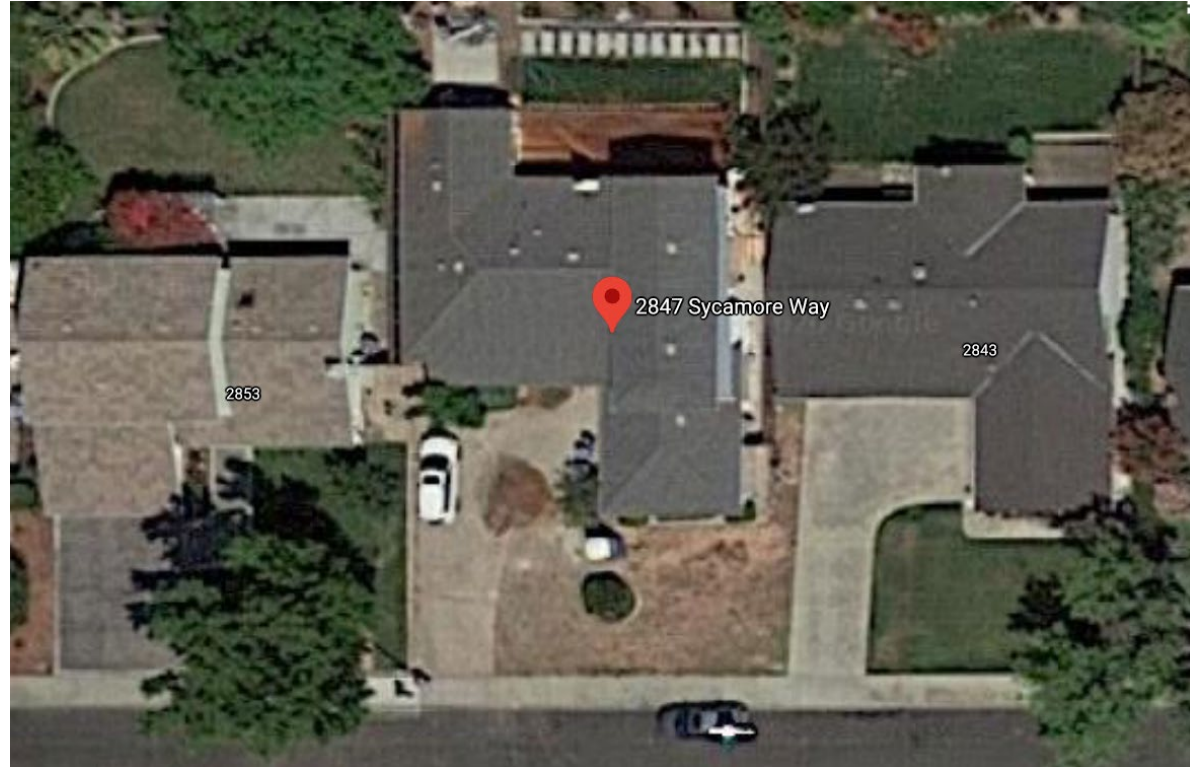
Resulting 2,777 square foot, 4-bedroom, 3 1/2 bath 2-story residence with a 466 square foot garage



2847 Sycamore Way

Existing Site

- 7,405 square foot lot
- Zoning Designation
Single Family
Residential (R1-6L)
- Occupied by a 2-
story house
- 2,278 square foot
3 bedroom 3 1/2
bathroom
- 395 square foot
garage





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

2847 Sycamore Way





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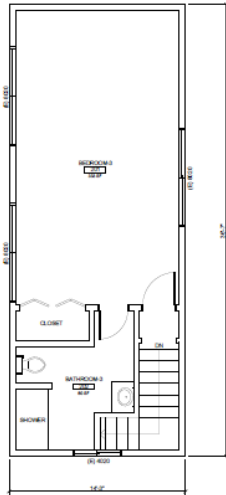
Project Site



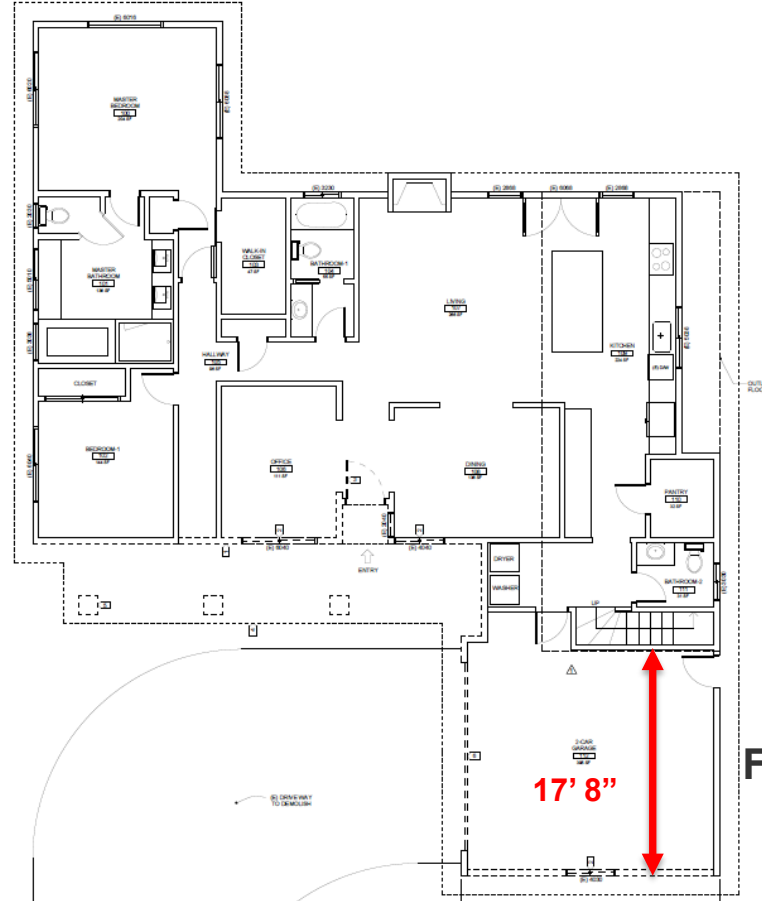


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Existing Floor Plans



Second Floor Plan



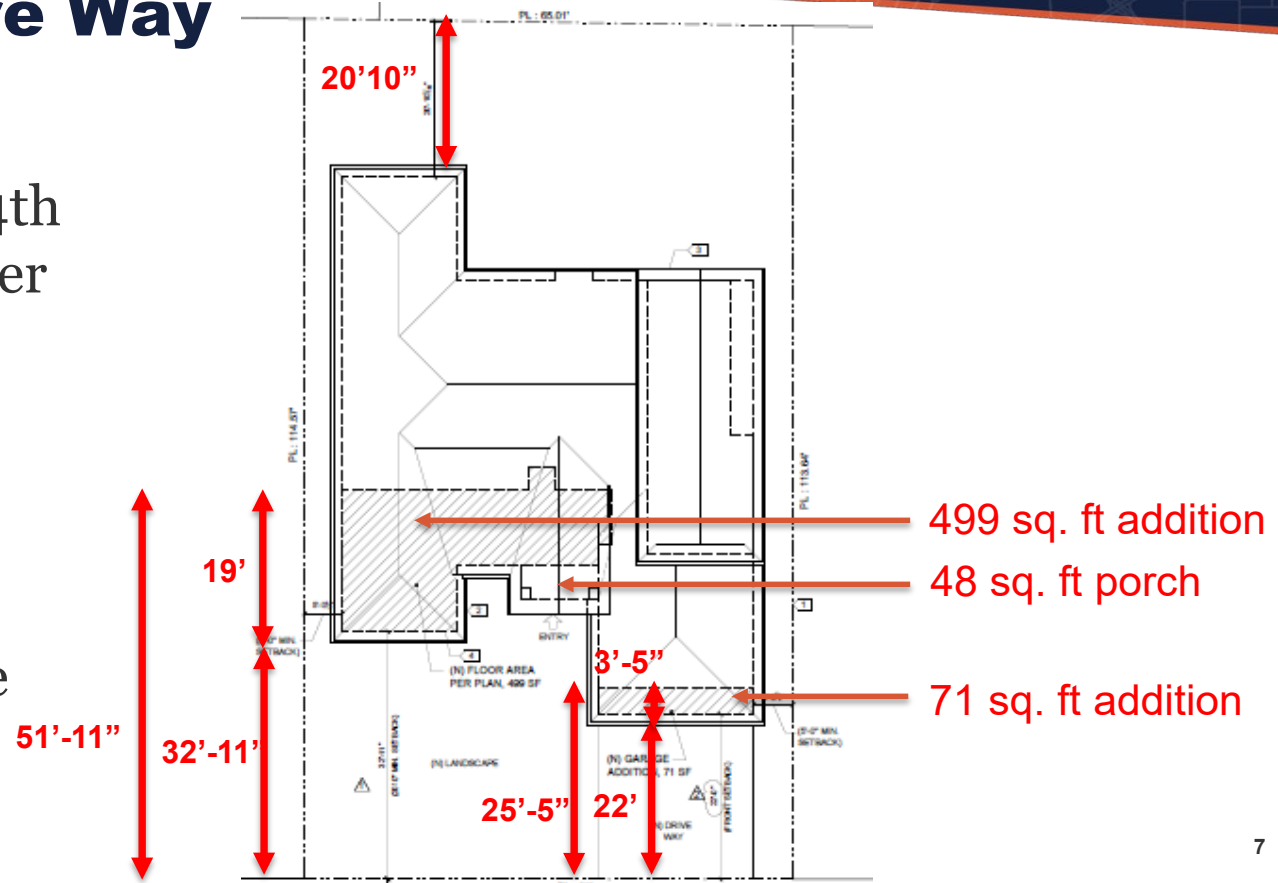
First Floor Plan



2847 Sycamore Way

Project

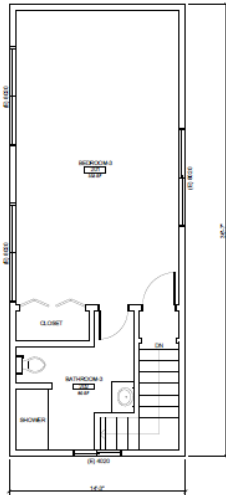
- 499 square foot 4th bedroom and foyer addition
- 48 square foot covered porch
- 71 square foot garage addition
- No change on the second floor



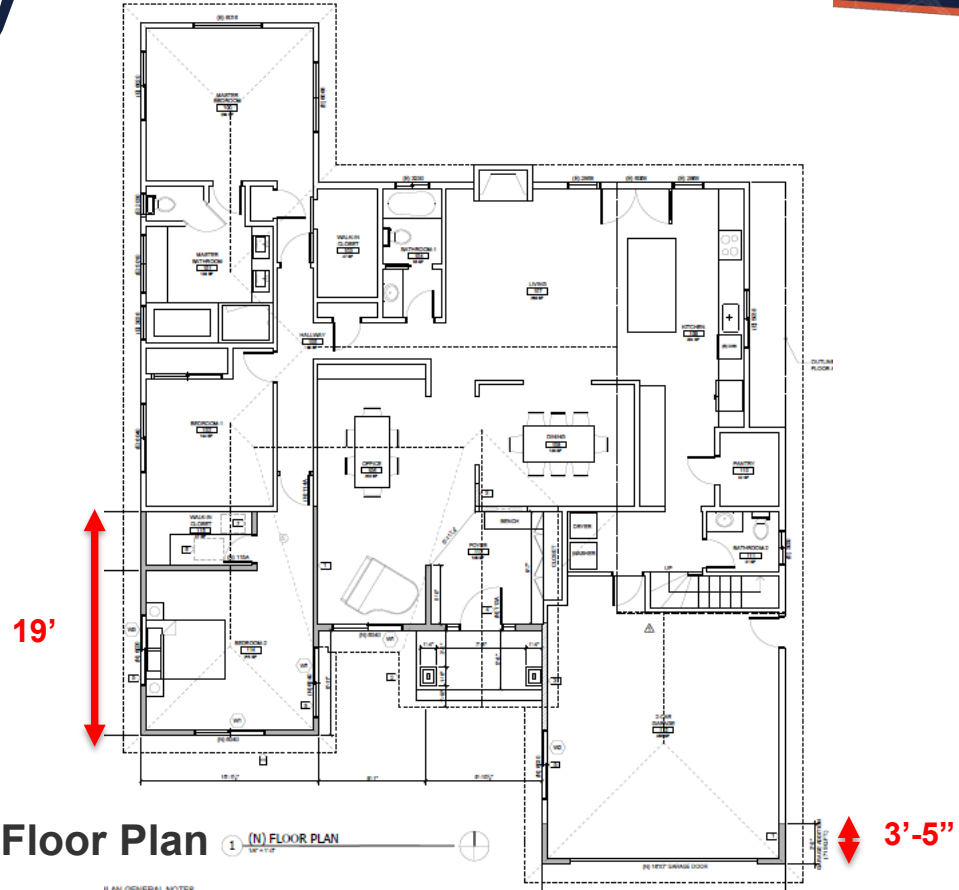


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Proposed Floor Plans



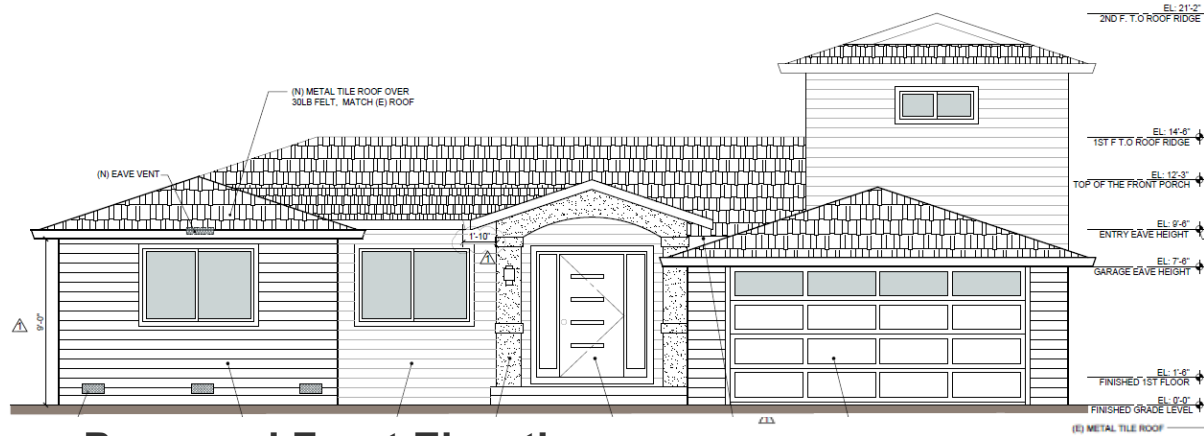
Second Floor Plan



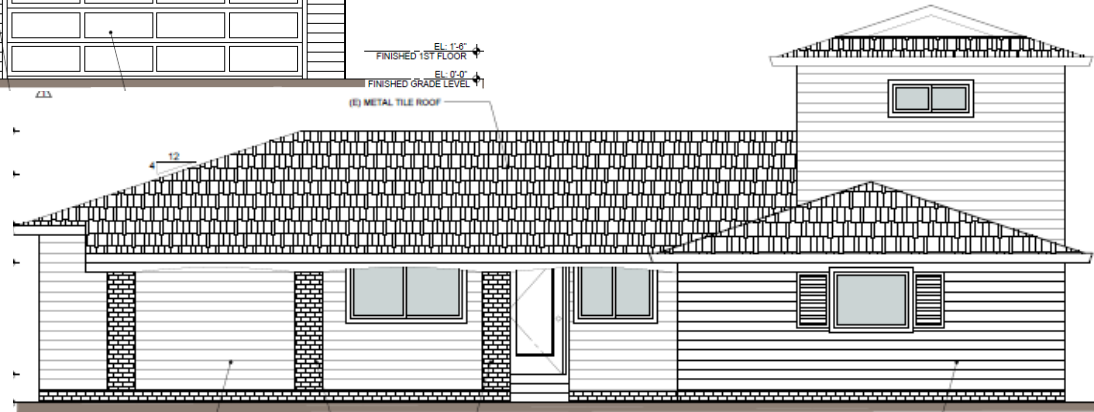
First Floor Plan



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Proposed Front Elevation

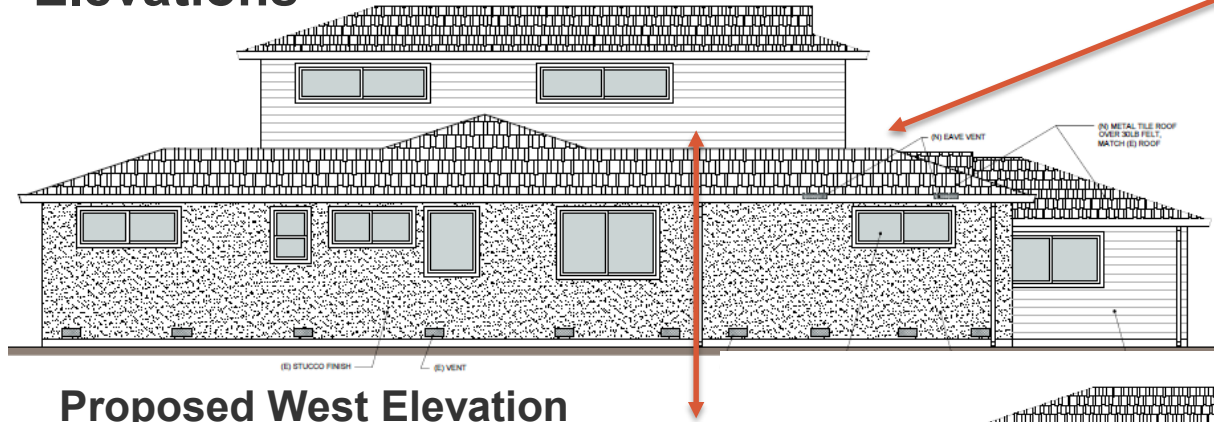


Existing Front Elevation



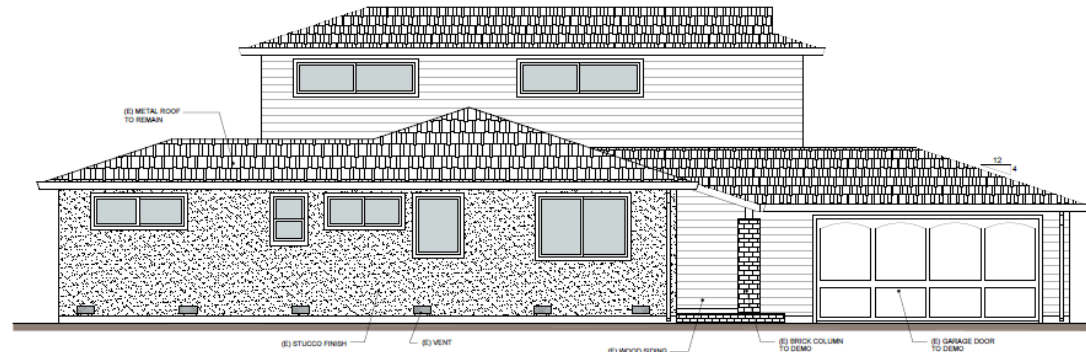
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Elevations



extent of addition

Proposed West Elevation



Existing West Elevation



2847 Sycamore Way

Architectural Review and Approval

- Amendment to Chapter 18.76 of the Zoning Code, allowing 4th bedroom additions approval without a hearing
- Zoning Conformance
 - Lot Coverage approximately 39%
 - Front setback requirements – 22' and 32'-11"
 - 3'-5" addition to existing 17'-8" substandard garage depth
 - 466 square foot new garage < 600 square feet maximum permissible
- Neighborhood Conformance
 - **25 houses of the total 32 houses have the same orientation as proposed project.**
 - **Majority of the homes are set back 22 feet to 23 feet**
 - **Living area is nearly 33' setback, garage proposed at 22 feet setback**



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History of the Property

- Original house constructed in 1960 as a 4-bedroom one-story house
- Second story added in 1965
- Building Application for interior remodel in December 2017: converting it to a 3 bedroom 3 ½ bath house.
- Previous Planning Application for a home expansion, addition and change in orientation to the garage received on June 8, 2018
- Previous addition denied at the AC hearing on September 19, 2018
- New Planning Application received on May 21, 2020
- **Community Development Director Determination project conforms to Zoning Code and SF Design Guidelines and Approval on August 17, 2020**
- Courtesy notice of approval sent on August 18, 2020
- Appeal Received on August 21, 2020



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Recent Approvals



- 2892 Sycamore way:
Full Demo and rebuilt
(2019)
- 2803 Sycamore Way:
302 sq. ft addition
- 2842 Sycamore Way:
456 sq. ft front addition
(2009)



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Staff Recommendation

Adopt a resolution to deny the appeal and uphold the Community Development Director's decision of approval of the proposed project.



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