



City of Santa Clara

Development Review Hearing

April 21, 2021

159 Brookside Avenue

Public Hearing Item #2
PLN2020-14719



159 Brookside Avenue

Request

- **Architectural Review** for new construction of a **4,879 sf two-story 5-bedroom 5.5-bathroom** residence with 548 sf covered patio and an attached 595 sf garage.
- The project involves demolition of the existing 3,302 sf one-story 4-bedroom 3-bathroom residence with an attached 1,200 sf two-car garage.
- *(The project includes a new 748 square foot detached one-bedroom accessory dwelling unit that will be approved administratively and is not subject to architectural review)*



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

159 Brookside Avenue





159 Brookside Avenue

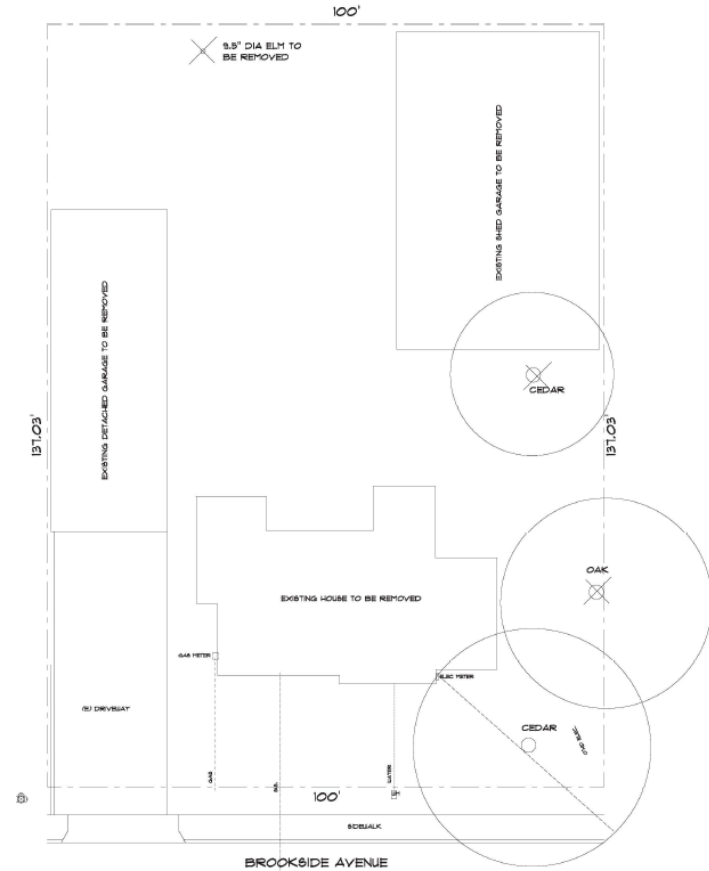
- a **13,703** sf lot located on the west side of Brookside Avenue
- APN: 303-22-028
- Single-Family Residential (R1-8L)





159 Brookside Avenue

- There are existing four mature trees on site.
- One of these trees is an oak tree which is a protected tree based on the General Plan Policy. The mature Oak tree and Cedar tree at the front will remain as part of the proposal and verified to be in good condition prior to issuance of final building permit.

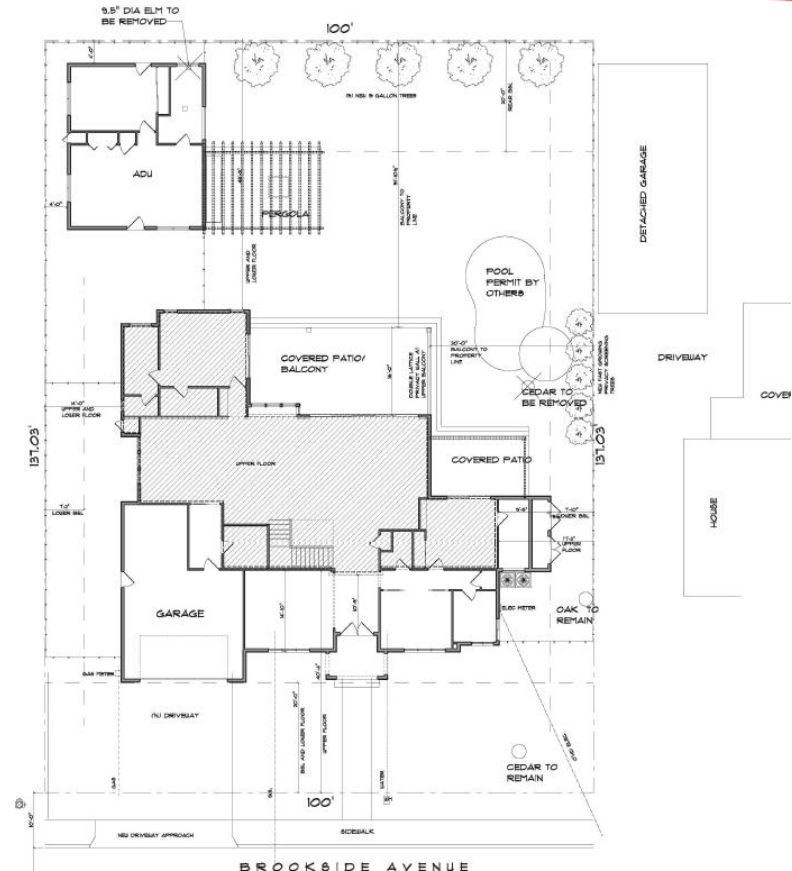




159 Brookside Avenue

Site plan

- Min Left side setback: 14'
- Min Right side setback: 5'
- Min Front setback: 20'
- Min Rear setback: 51'
- The proposed second story is not stepped back min 3' from left sides of the first-floor walls.





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Proposed 1st Floor plan

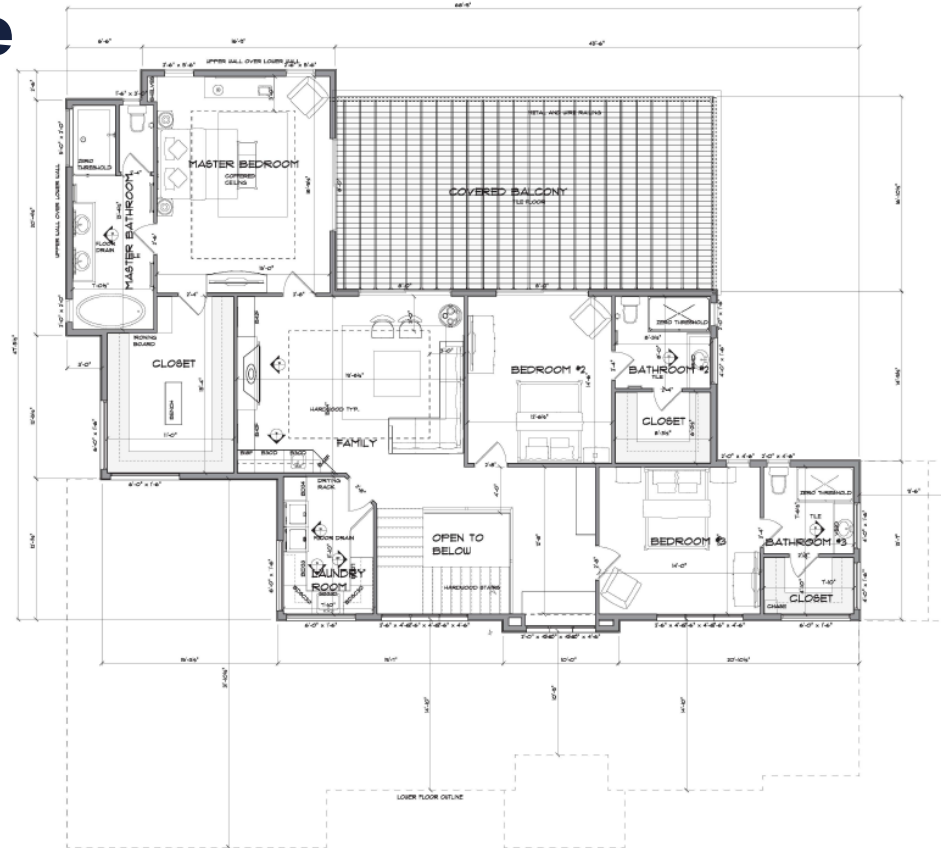




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Proposed 2nd Floor plan

- 2nd floor balcony is approximately 16' by 35', which is much larger than 4' in depth allowed.
- Minimize the size of the 2nd outdoor space to avoid use by a large group.
- Outdoor areas and decks encroaching into the rear yard which are elevated and accessible by second-story rooms should be limited to a max depth of 4'.





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1/4" FRONT ELEVATION



1/4" REAR ELEVATION



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1/4" RIGHT SIDE ELEVATION



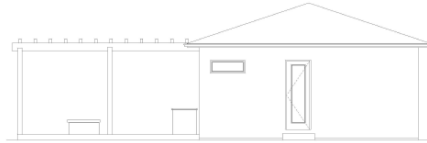
1/4" LEFT SIDE ELEVATION



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1/4" FRONT ELEVATION



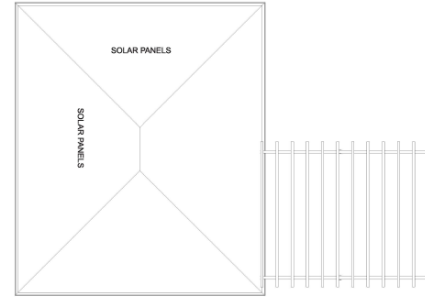
1/4" REAR ELEVATION



1/4" RIGHT SIDE ELEVATION

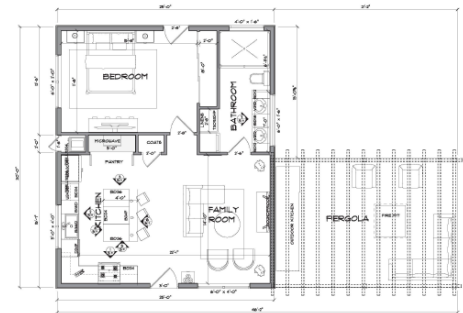


1/4" LEFT SIDE ELEVATION



ADU ROOF
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS		
ELECTRICAL	SYMBOL	NOTES
access to	1	1
door stop	2	2
door light track	3	3
door stop	4	4
door stop	5	5
door stop	6	6
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door stop	8	8
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ADU FLOOR PLAN
SCALE: 1/4" = 1'-0"



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Recommendation

- **Redesign** to provide second story wall stepped back minimum 3 feet from left sides of the first-floor walls and to make the balcony on the second floor maximum depth of four feet to allow demolition of a one-story home to construct a new two-story single-family residence located at 159 Brookside Avenue



159 Brookside Avenue

On-site Sign





159 Brookside Avenue

Justification Letter

The owner of this house would like to have a covered patio on the back of their house that is 16' deep. Above that they would like to put a covered balcony that would also be the same 16' deep. We are aware that the guidelines suggest a 4' balcony because of privacy issues and we feel we do have justification to ask for a bigger balcony.

1. In the design guidelines it says that balconies should be 15' from the side property line. We are 30' from the right side property line. In addition we will put a double lattice privacy wall on the full right side of the balcony so privacy will not be a issue. We will also put privacy planting in that area on the right to help so the neighbors have screening from their side. We also planned the location of the balcony that even if it didn't have the wall it would only look into their driveway. See picture below.
2. We have solid wall/house on the left side of the balcony.
3. We do not have any neighbors in the rear and the balcony is 52' from the rear property. We have Parkway Park and then San Thomas expressway. We also plan on planting trees and shrubs along that fence to help us with the loud noise that comes from San Thomas expressway but will also give privacy for those at the park.



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