



City of Santa Clara

Development Review Hearing

July 28, 2021

3766 Eastwood Circle

Public Hearing Item # 1A.
PLN2021-15015



3766 Eastwood Circle

Request

- **Architectural Review** of a 294 square feet first floor and a 956 square feet second floor addition and remodel to an existing 1,657 square feet four-bedroom, two-bathroom single-story residence resulting in a 2,907 square feet four-bedroom, four-bathroom residence with a new 326 square feet second-story rear deck and an existing 449 square feet, two-car garage to remain



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Background

- Previously approved at DRH meeting on May 13, 2020.
- Letters of support from adjacent neighbors.
- Proposed second floor addition however was increased to 956 square feet during the building permit and construction stage requiring re-approval.
- The proposed second floor balcony was constructed at an increased depth of 14 feet, where 12 feet was previously approved.



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

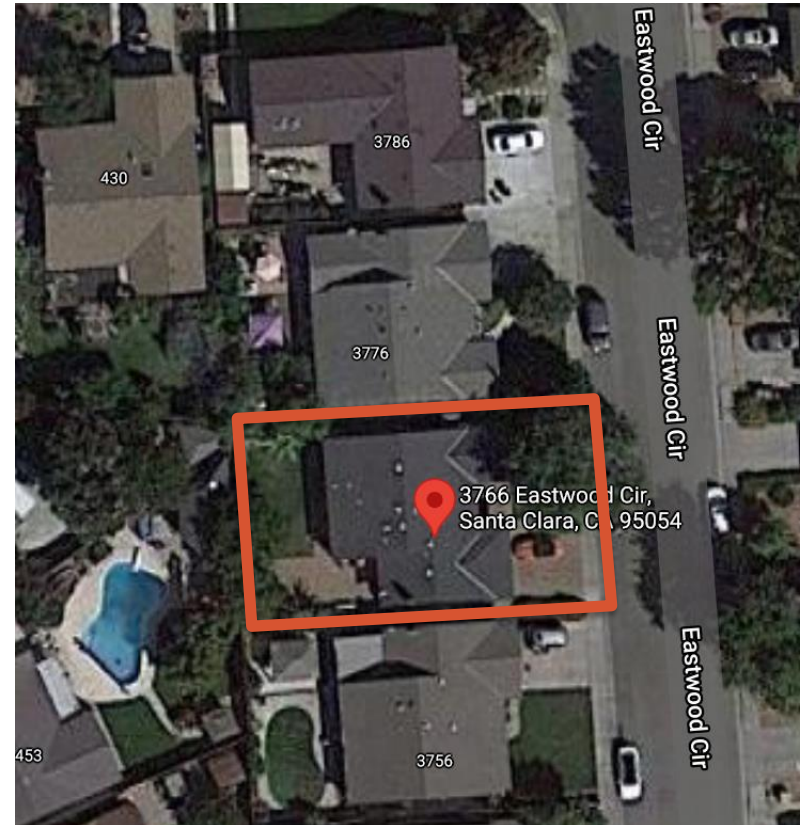
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- A 6,000 square feet lot located on the west side of Eastwood Circle between Collinwood Court and Woodbridge Way
- Zoning: R1-6L



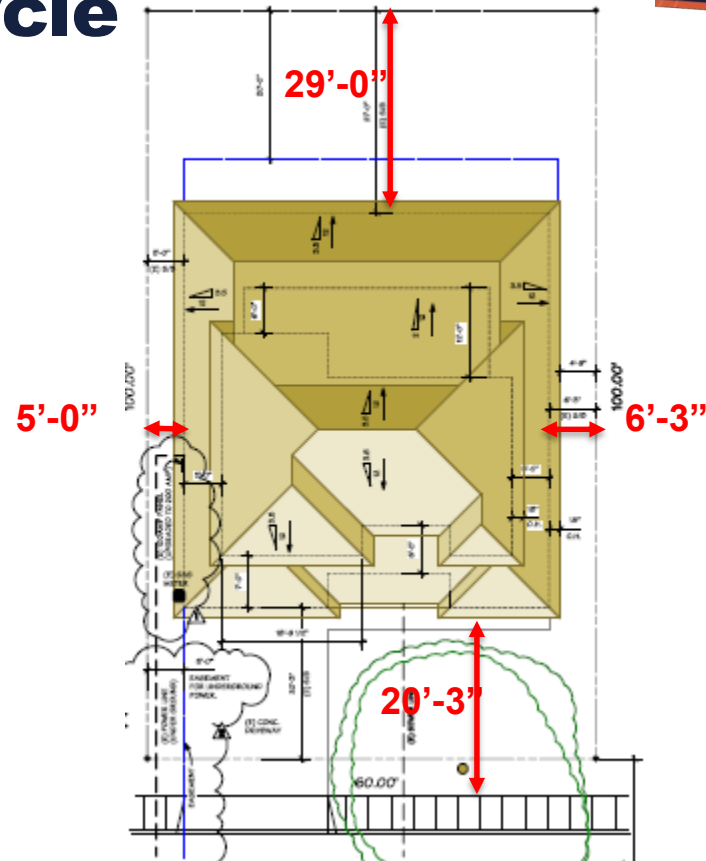


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Lot Size: 6,000 sq. ft.

	Existing Floor Area (sq. ft.)	Demolition (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,657	-	294	1,951
Second Floor	-		956	956
Garage	449	-	-	449
Porch (front)	-	-	-	-
Deck	-	-	326 (Second Floor)	326
Shed	-	-	-	-
Gross Floor Area	2,106			3,682
Lot Coverage	$2,106/6,000 = 35.1 \%$		-	$2,400/6,000 = 40\%$
% second floor to first floor	N/A			39.8%
F.A.R.	.35			.6
Bedrooms/Baths	4 Bedrooms 2 Bathrooms		2 Bathrooms	4 Bedrooms 4 Bathrooms
Flood Zone	X			X

Proposed Site Plan

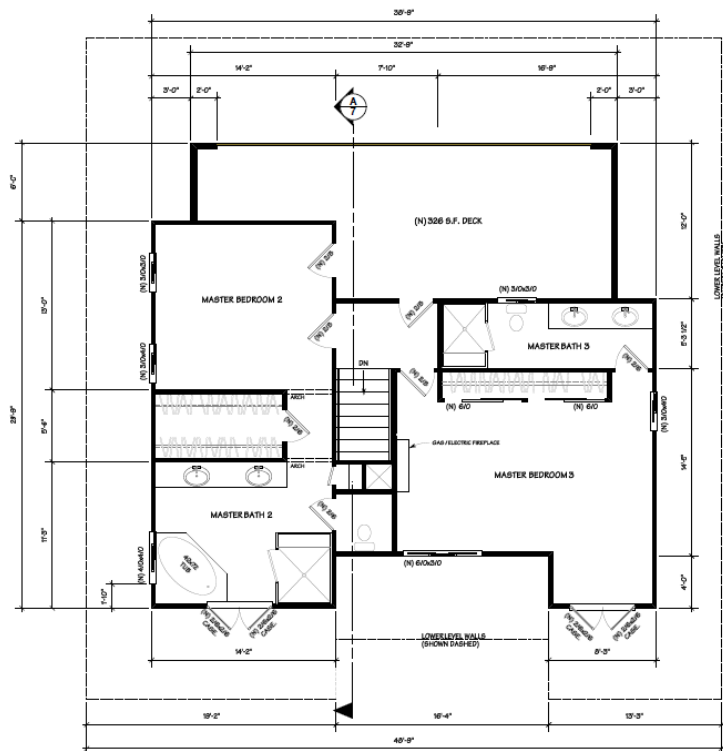
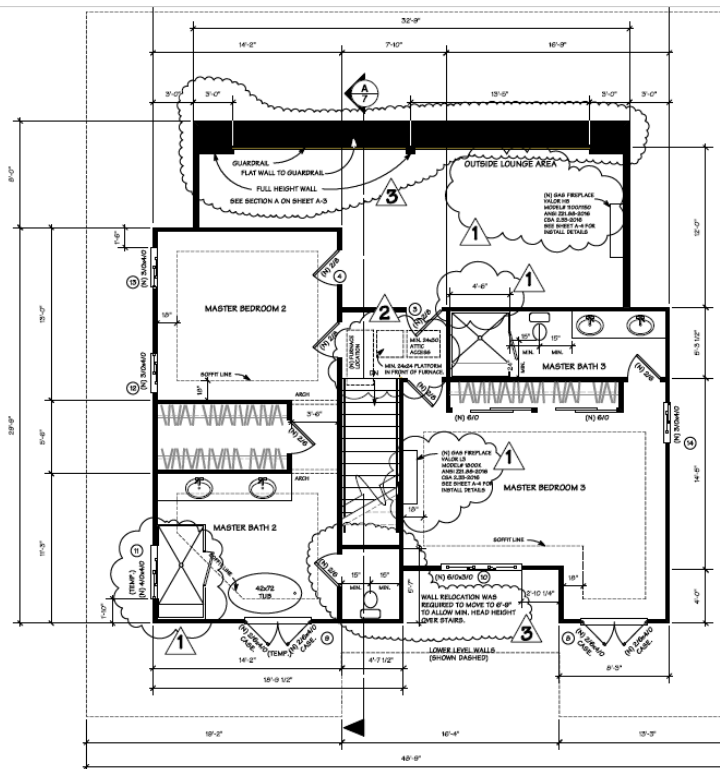


Existing First Floor Plan

Proposed First Floor Plan



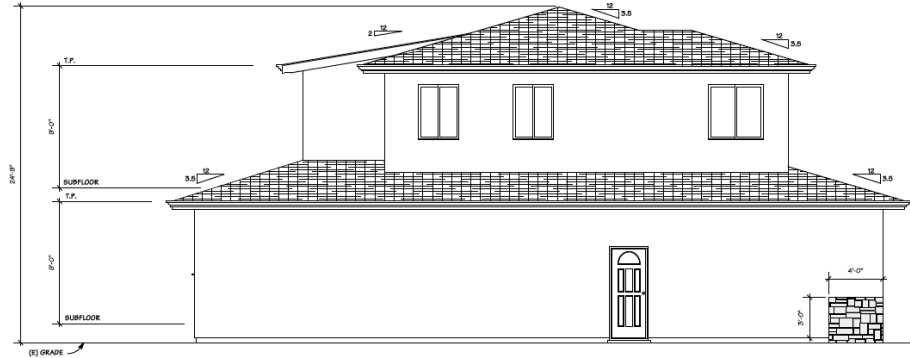
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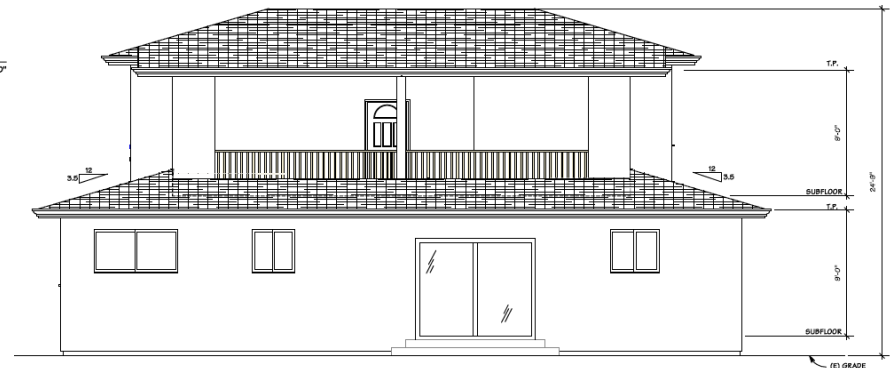
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Proposed Elevations



LEFT SIDE ELEVATION

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



REAR ELEVATION

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



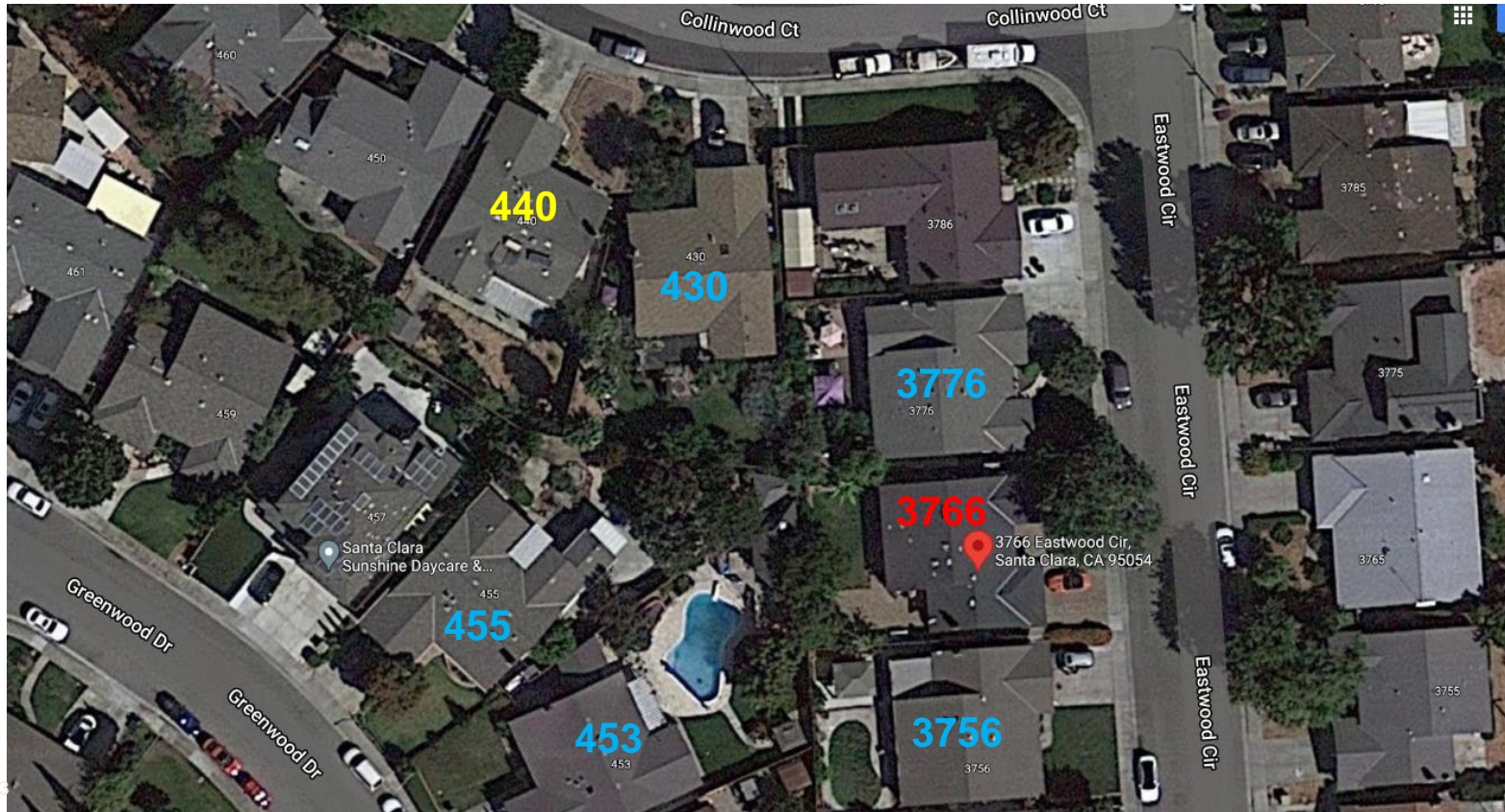
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Public Comments

- Public comment has been received in opposition of the project.

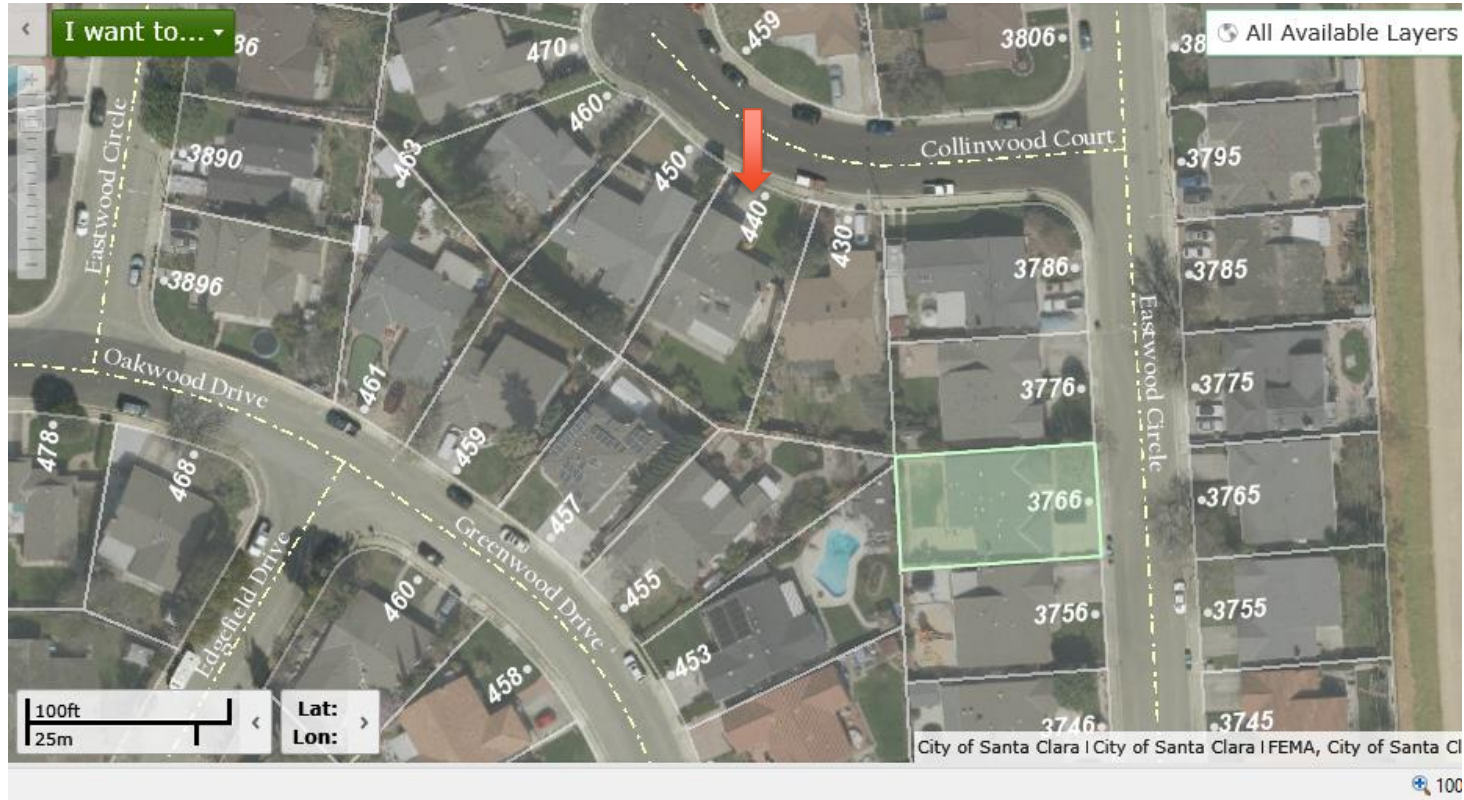


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Recommendation

Approve, subject to conditions included in the staff report



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