



City of Santa Clara

Development Review Hearing

September 15, 2021

621 Hillsdale Avenue

Public Hearing Item # 2
PLN2021-14974



621 Hillside Avenue

Request

- **Architectural Review** of a new 1,474 square foot second story addition to an existing 4 bedroom 3 bathroom one-story residence resulting in a 3,459 square foot 6 bedroom 6 bathroom two-story residence with a 461.4 square foot attached two-car garage to remain



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

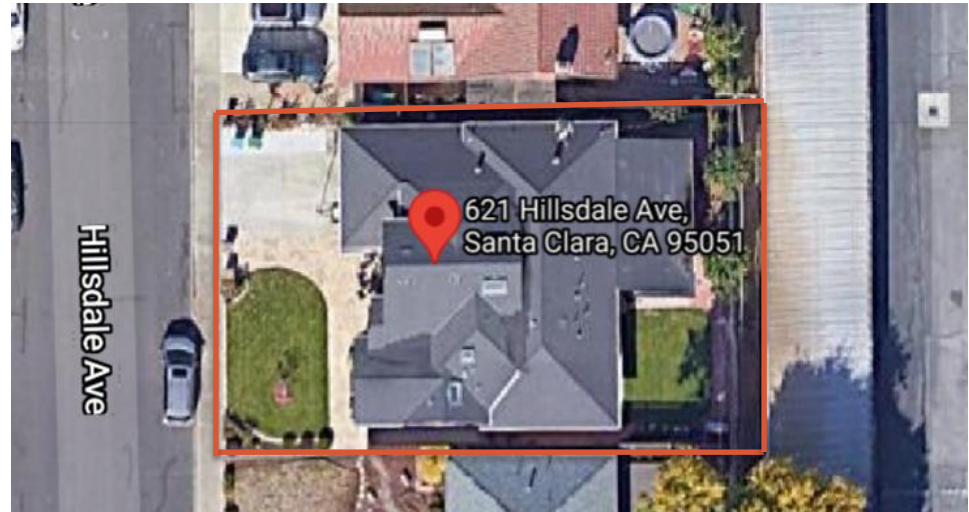
621 Hillsdale Avenue





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- A 6,223 square feet lot on southeast corner of Hudson Drive and Hillsdale Avenue
- Zoning: R1-6L





621 Hillsdale Avenue

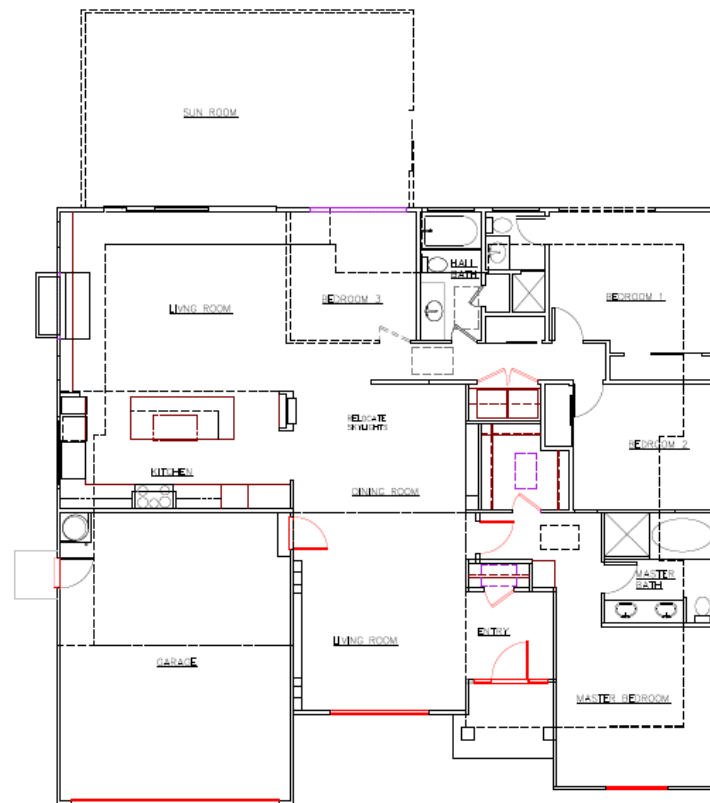
Project Data - see Attachment 2 for full-sized table

Lot Size: 6,223 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	1,984.2		1,984.2
Second Floor	n/a	1,474	1,474
Front Porch	33.7		33.7
Garage	461.4		461.4
Gross Floor Area	2,479		3,953
Lot Coverage	$2,479/6,223 = 40\%$		$2,479/6,223 = 40\%$
F.A.R.	$2,479/6,223 = 0.4$		$3,953/6,223 = 0.6$
% of 2 nd floor to 1 st floor	n/a		$1,474/2,445 = 60\%$
Bedrooms/Baths	4/3		6/6
Flood Zone	X		X

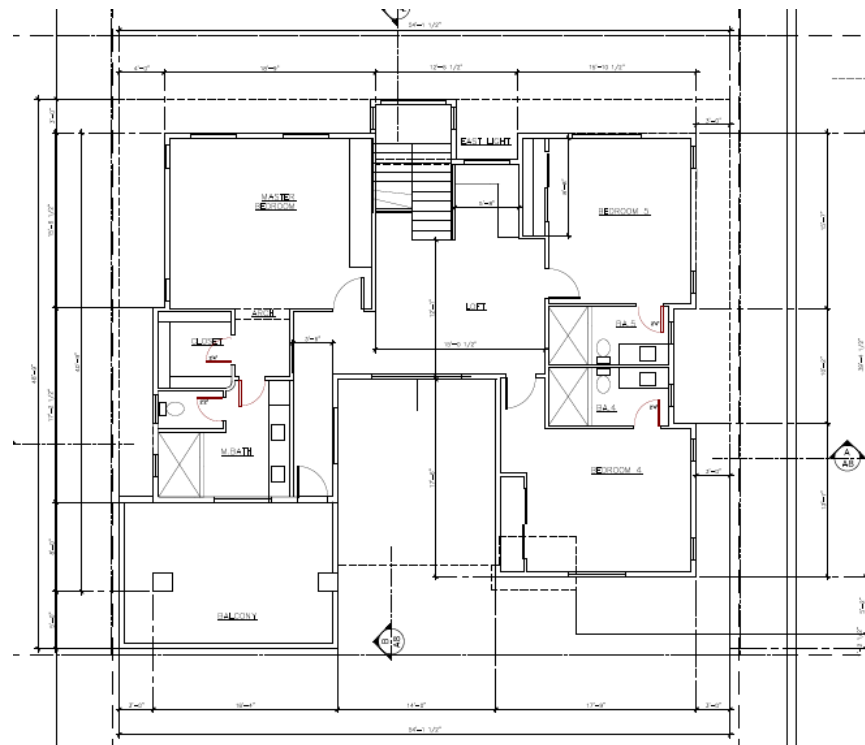


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Existing Floor Plan



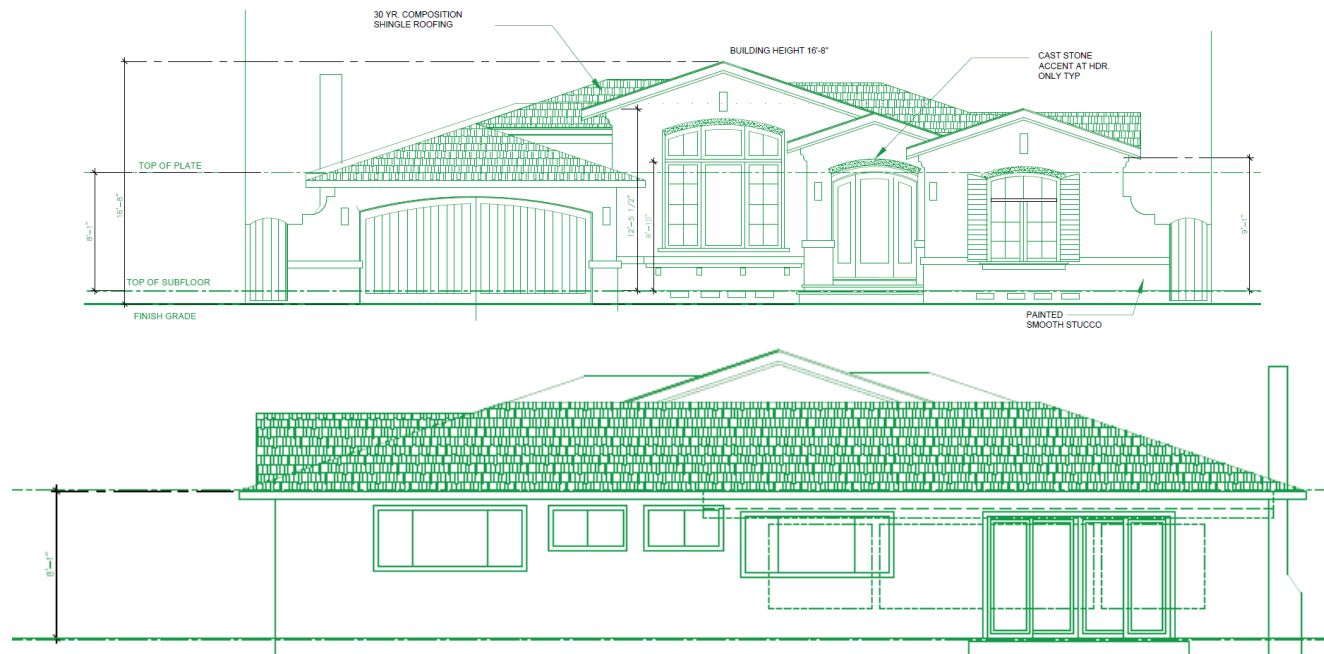
Proposed Floor Plans





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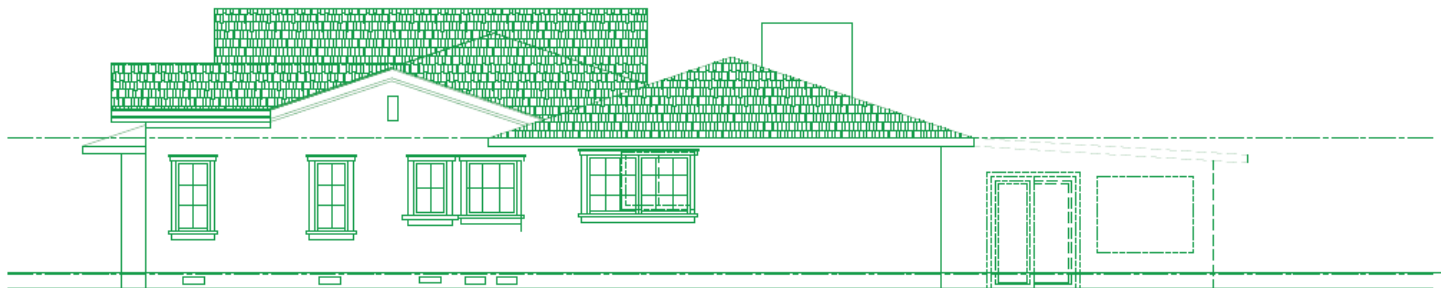
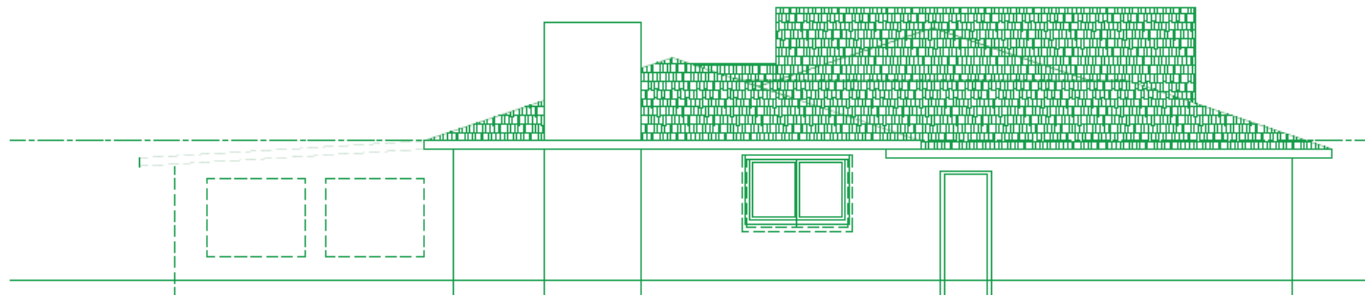
Existing Front & Rear Elevations





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Existing Side Elevations



Proposed Front & Rear Elevations



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Proposed Side Elevations





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Public Comments

- Several public comments were received prior to this meeting
 - Privacy concerns
 - Placement/size of windows
 - Balcony location
 - Neighborhood compatibility
 - Size of proposed residence, number of bedrooms/bathrooms



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Recommendation

- Redesign the proposed front balcony to avoid use by large groups



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