



# **City of Santa Clara**

## **Development Review Hearing**

### **September 15, 2021**

**2730 Monroe Street**

**Public Hearing Item # 3**  
**PLN2021-14975**



# 2730 Monroe Street

## Request

- **Architectural Review** of a significant demolition and construction of a new 4,133 square feet two-story, six-bedroom, five-and-a-half bathroom, residence and a 462 square feet two-car garage. The proposal includes a rear second-story balcony with a five-foot privacy wall on the east side.



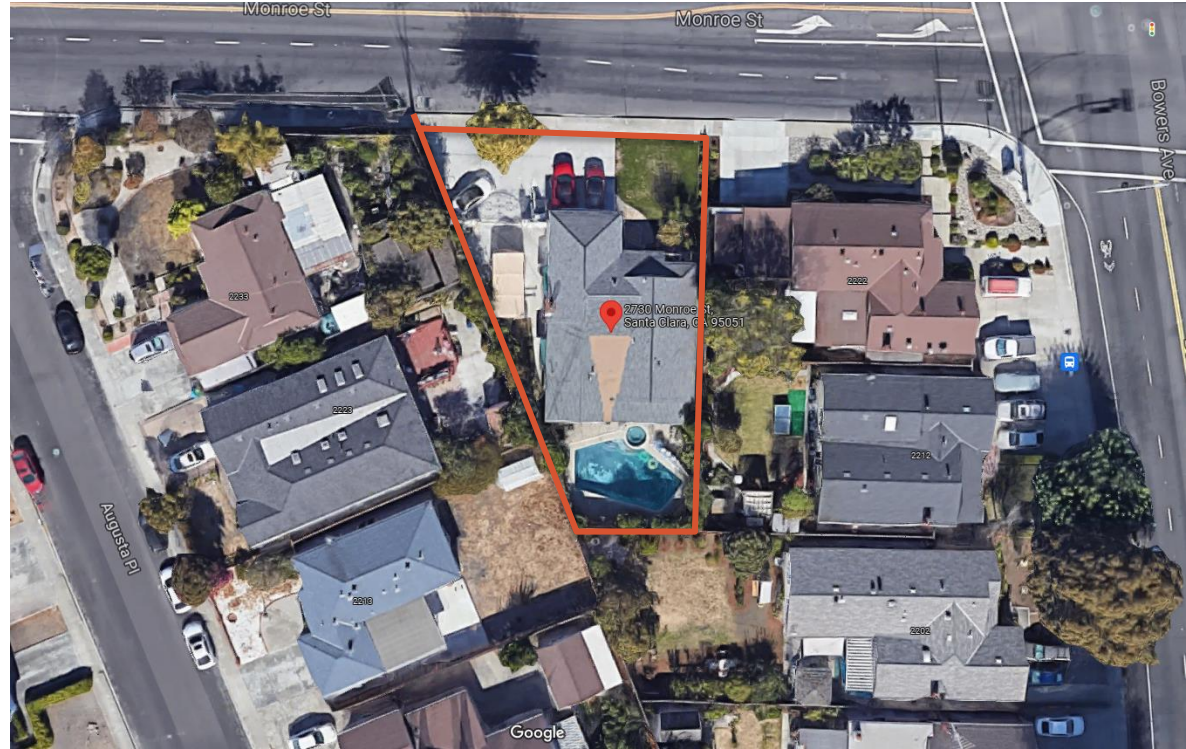
# 2730 Monroe Street





# 2730 Monroe Street

- 7,735 square foot lot on the south side of Monroe Street between Augusta Place and Bowers Avenue
- Zoning: R1-6L





## 2730 Monroe Street

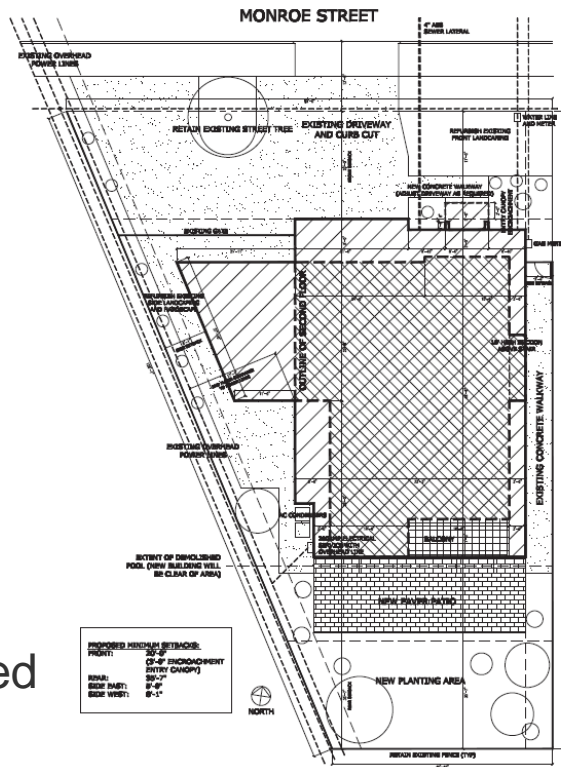
Lot Size: 7,735 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,207 (demo)	351 + 2,048	2,399
Second Floor	n/a	1,734	1,734
Garage	403 (full demo)	462	462
ADU	n/a	518	283
Accessory building	n/a	150	150
Gross Floor Area	1,610	4,745	4,745
Lot Coverage	$1,610/7,735 = 20\%$		$3,011/7,735 = 39\%$
F.A.R.	$1,610/7,735 = 0.2$		$4,745/7,735 = 0.61$
Bedrooms/Baths	3/2		6/5.5
ADU Bedrooms/Baths	n/a		
Flood Zone	X		X



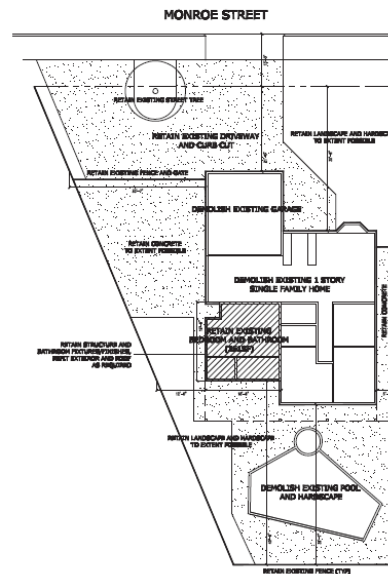
# 2730 Monroe Street

## Site Plan

Proposed



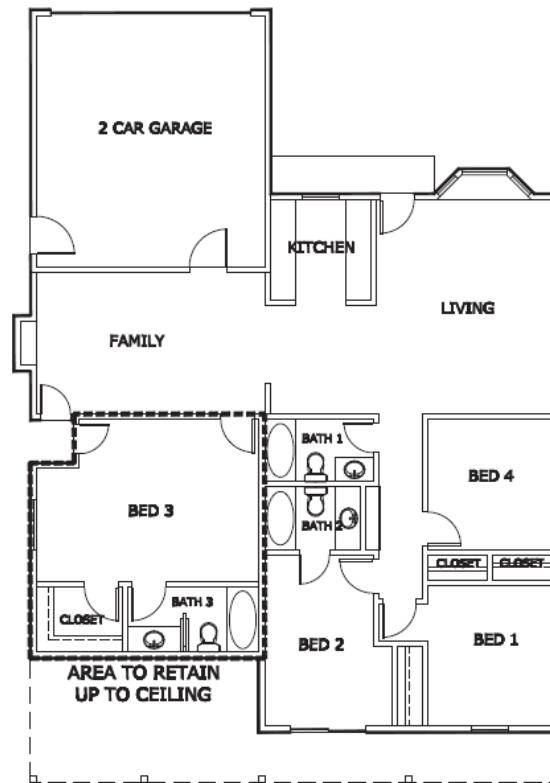
Existing





# 2730 Monroe Street

## Existing Floor Plan

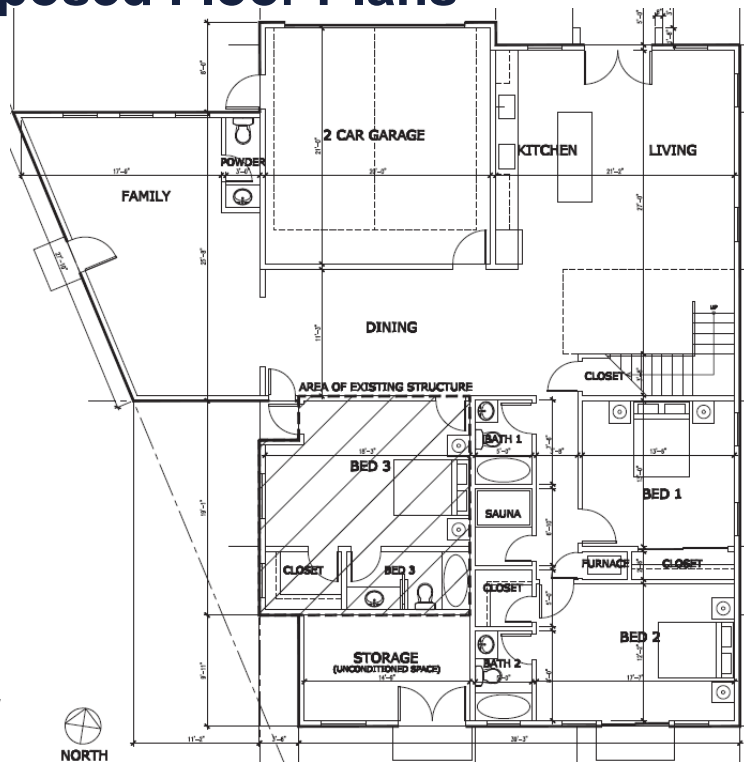




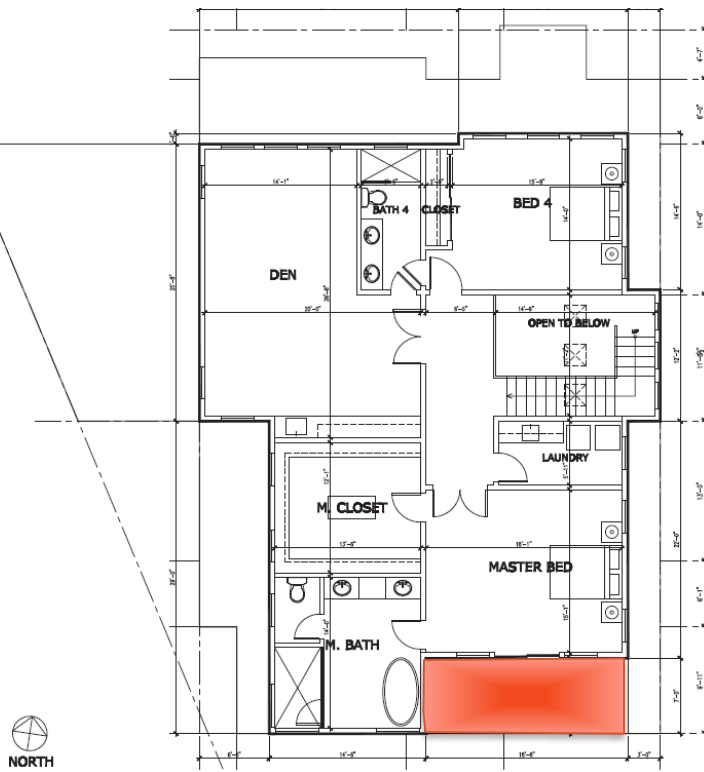
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## Proposed Floor Plans

First-  
Floor



Second-  
Floor

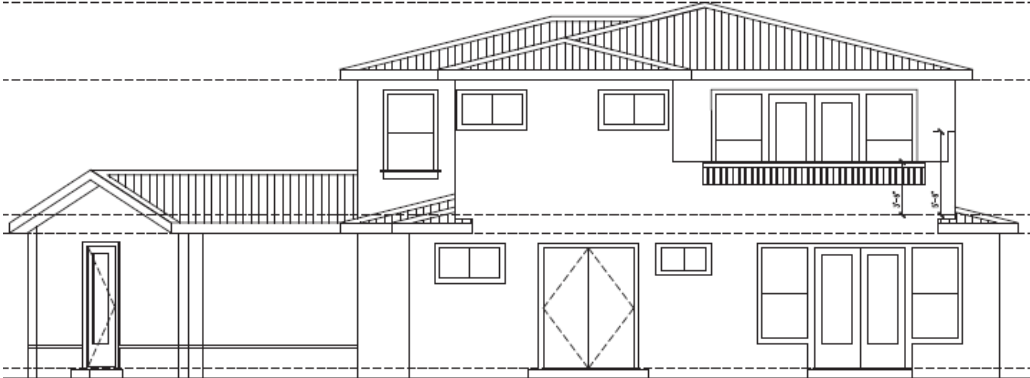




**City of  
Santa Clara**  
The Center of What's Possible

# 2730 Monroe Street

**Rear Elevation**



**Front Elevation**



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

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**West Elevation**



**East Elevation**



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## Public Comments

- Several public comments was received prior to this meeting
  - Privacy concerns
    - Rear window view of neighboring yards
    - Balcony view and active space



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## Recommendation

- Approve the demolition and construction of a new 4,133 square feet two-story, six-bedroom, five-and-a-half bathroom, residence and a 462 square feet two-car garage, subject to conditions.
- Conditions of approval including redesign the rear balcony to have a depth of no more than four feet.



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