

143 Claremont Avenue; APN: 296-16-011
File No: PLN2021-14903

Our Journey towards home extension plan:

- Started architectural plans in April 2020 by consulting with the city planning for design requirements/guidelines via emails/phone calls.
- As we felt that we can extend our home per our requirements within the city guidelines, we have started the home extension process.
- Our Intent to remodel this home is for the family use only. Our kids have grown up and decided to stay with us and hence remodeling the home.
- We want to keep the existing first floor as is and extend further to add an office room and a family room on the first floor.
- Current bedrooms are very small, hence adding 2 bedrooms on the 2nd floor with total of 5 bed rooms plus an office.
- Older kid already got a job locally and planning to stay with us.
- Also, our parents and in-laws will be visiting us every year, staying with us up to 6 months.



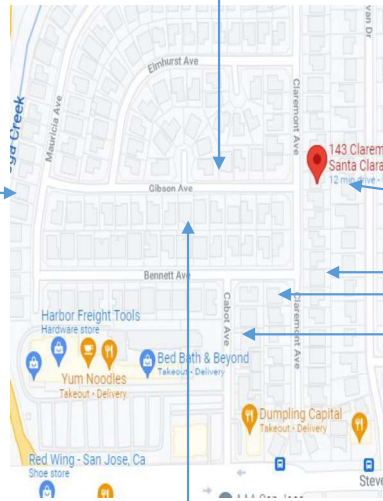
3493 Gibson Ave



3575 Mauricia Ave



3522 Gibson Ave



Neighborhood features:

Diversity in styles
Layered 2 story buildings massing
Front Balconies

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93 Claremont Ave

Existing Two-story home behind (106 Rodonovan Dr)

New two-story home construction in progress (92 Claremont Ave)



Cabot Avenue

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Project Data – 143 Claremont Avenue

Lot Size: 6,090 sq.ft	Existing Floor Area (sq.ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,662	2,235
Garage	426	0
Covered Porches	0	0
Second Floor	n/a	1,554 (1,371 Actual square footage)
Gross Floor Area	1,694	3,789 (3,606 Actual)
Lot Coverage	2,088 / 6,090 = 34%	2,235 / 6,090 = 35%
ADU	n/a	495 (1 bedroom)
2nd:1st Floor Coverage	n/a	1,554 / 2,730 = 57%
F.A.R	2,088 / 6,090 = 0.34	3,789 / 6,090 = 0.62 (3,606 / 6,090 = 0.59 Actual)
Bedrooms/Baths	3 / 2	5 Bedrooms + Office / 4 Bath
Flood Zone	X	X

Email from planner

From: Elaheh Kerachian <ekerachian@santaclaraca.gov>
Sent: Wednesday, September 23, 2020, 09:42:00 AM PDT

Q: Is there a plan to increase the FAR from current 40% to 45% this year or early next year? We don't have a FAR requirement. I think you are referring to the lot coverage which is 40%.

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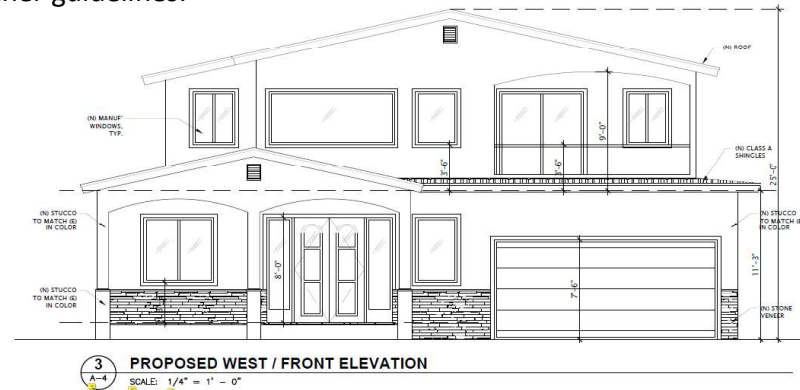
03/17/2021: First submission to city:



09/08/2021: 4th submittal: Revised again to change features to further decrease the massiveness

Started architectural plans in Jun 2020 by consulting with City

06/29/2021: Second submission with complete redesign and setbacks per planner guidelines:



08/18/2021: 3rd submittal: Revised our submittal to incorporate the comments and feedback to change the roof and reduce the massiveness.



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10/14/2021: 5th submittal: More changes were done to incorporate the suggestions by the planning team and we were told these are the final changes.

