



# City of Santa Clara

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## Agenda Report

23-589

Agenda Date: 5/10/2023

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Action on the conversion of a garage to a fourth bedroom and the construction of a new two-story garage with attic space at an existing single-family residence at 4628 Demaret Avenue. (CEQA: Exempt, Section 15301 (e)(3) New Construction or Conversion of small structures). Continued from April 19, 2023 Development Review Hearing:

**File No.(s): PLN23-00077**

**Location:** **4628 Demaret Drive**, a 6,200 square foot lot located on the west side of Demaret Avenue, approximately 140 feet north of Eisenhower Drive, APN: 097-17-095; property is zoned Single Family Residential (R1-6L).

**Applicant:** Karen Lok

**Owner:** Anna Huang

**Request:** **Architectural Review** of the conversion of a garage to a fourth bedroom and the construction of a new two-story tall garage with attic space at an existing single-family residence.

#### Project Data

The Project Data Table is included as Attachment 2.

#### Points for Consideration

- The project includes the conversion of a two-car garage to a fourth bedroom, and the construction of a new two-story, two-car garage with usable attic storage space totaling 2,135 square feet of building coverage.
- The subject lot is 6,200 square feet in size, where standard lots per the Zoning Ordinance are 6,000 square feet in size.
- The proposed project complies with the R1-6L zoning districts development standards for new construction.
- The proposal is not generally consistent with the Single-Family Residential Design Guidelines; and is not generally compatible with neighboring homes along the streetscape.
- The City's Single-Family Residential Design Guidelines provide the following:
  - Roof forms for additions should match that of the existing roof form.
  - Front and side walls of the second floor should be set back from the first floor to minimize mass and bulk. Second-floor areas should be set back at least five feet from the front wall of the first floor, and three to five feet from the side and rear walls of the first floor.
  - Unless two-story high walls are common in the neighborhood, maintain a roof segment between the first and second-floor walls for at least 50% of the building perimeter. Generally, these roof forms should be carried around building corners to provide visual

continuity between adjacent house facades. In predominantly one-story neighborhoods, avoid two-story walls without intervening roof eaves on front elevations.

- The existing structure has a hip-roof and the proposed second story addition is a gable roof with large dormers on the front and rear.
- The proposed second story addition does not provide any set back from the first floor wall on the front or side elevations.
- The neighborhood contains a mix of one- and two-story residences; however, two-story high single walls are not common in the surrounding neighborhood.
- A neighborhood notice was distributed to properties within a 300-foot radius of the subject site for this project review.

## **Findings**

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
  - The proposal provides the required two covered parking spaces with a proposed two car garage.
  - The required parking spaces are not located in the required front yard or side yard landscaped areas.
  - The proposed project provides areas surfaced with all-weather materials for parking of vehicles.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
  - The proposed conversion and new construction would not create traffic congestion or hazards.
  - Public streets are adequate in size and design to serve the single-family residence, and the use will not create a substantive increase in traffic.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
  - The proposed addition is to be located outside of the required setbacks and will conform to all zoning requirements.
  - The neighborhood mostly consists of one-story residences, however, there are some two-story garage additions on adjacent streets, but two-story high walls are not common in the neighborhood
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
  - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general

welfare.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*

- The project proposes a residential design that is not compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design of the single-family residence has two story walls on the front and side elevations with no setbacks will have similar massing and height to the adjacent properties.
- The proposed residence is not consistent with the City's Single-Family Residential Design Guidelines.
- The proposed project complies with the R1-6L zoning districts development standards for new construction.

#### Conditions of Approval

- 1) Permit Expiration. This Architectural Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer.
- 2) The garage shall always be maintained clear and free for vehicle parking use. It shall not be used only for storage.
- 3) Prior to the issuance of a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. **PLN23-00077**, on file with the Community Development Department, Planning Division.
- 4) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 5) Maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- 6) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 7) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- 8) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.

#### ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (e)(2) Replacement or Reconstruction, in that the project is limited to reconstructing a similar single-family residence on a previously built out single-family zoned parcel.

**PUBLIC CONTACT**

On April 6, 2023, a notice of public hearing of this item was posted within 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application. This application was continued From 4/19/2023 Development Review Hearing to allow the applicant to be present for the meeting.

**RECOMMENDATION**

**Redesign** the second story of the proposed addition consistent with the Single-Family Design Guidelines.

Prepared by: Daniel Sobczak, Assistant Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

**ATTACHMENTS**

1. Development Plans
2. Project Data
3. Staff Presentation from April 19, 2023 DRH Meeting