



City of Santa Clara

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Agenda Report

18-1070

Agenda Date: 9/6/2018

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of HLC Referral for Projects near Historic Resource Inventory Properties and Design Review of Single-Family House Relocation and a New Accessory Dwelling Unit at 1653 Fremont Street

BACKGROUND

The property owner is requesting design review by the Architectural Committee to convert the existing 660 square foot one-bedroom house at 1653 Fremont Street into an accessory dwelling unit (ADU) and move the 896 square foot two-bedroom house from 645 Benton Street to 1653 Fremont Street (Project Site) to be used as a new primary residence. The Project Site and 645 Benton Street are not listed on the Historical Resource Inventory (HRI). The project is referred to the Historical and Landmarks Commission (HLC), for neighborhood compatibility and consistency with the City's Design Guidelines, as the property is located within 200 feet of two listed resources on the HRI. The listed properties are located at 1700 Fremont Street and 1194 Lincoln Street.

The relocation of the house on 645 Benton Street is part of the approval for the mixed-use project at 575 Benton Street that require properties over 50 years old within the project site be available for purchase and relocation. The structure at 645 Benton Street is within the 575 Benton Street project site and qualified as one of the property for relocation. An excerpt of the Development Agreement for the mixed use project and the historical survey and evaluation (DPR form) are attached to this report.

DISCUSSION

The current house on 1653 Fremont Street was constructed in 1920 and the structures on the property include a single-story one-bedroom bungalow, carport, and a two-car detached garage with storage space. The current house locates approximately 80 feet behind the front property line which allows the sufficient clearance for the house at 645 Benton Street to be relocated onto the front yard.

The subject property is in a neighborhood with mixed housing type. Multi-family apartment and single family homes are directly north and south of the project site, and single-family homes are immediately east and west of the site. The architectural styles in the immediate neighborhood vary from modern apartment building to craftsman and Bungalow style buildings.

Design:

The proposed conversion and relocation of a house onto the subject property is consistent with the City's Single-Family Design Guidelines, Single-family (R1-6L) zoning district, and ADU ordinance. The houses at 1653 Fremont Street and 645 Benton Street are one-story bungalow style homes. The project does not propose any modification to the exterior and interior of either structure. The proposal is compatible with adjacent residential properties and generally consistent with the City's Design Guidelines, in that the project maintains the one- and two-story mixed residential character that is

prevalent in the neighborhood.

The new house to be relocated would be at the front of the property and allow for a front yard setback of 13 feet, side yard setback of three feet and nine inches to the west, and 12 feet to the east for the one-way driveway. Pursuant to Santa Clara City Code Section 18.62.030, the front yard setback may be reduced, if there are four or more lots on the same block with substandard front yard setback. The proposed 13 feet setback for the new house is calculated by the average of four other lots on the same block and street as 1653 Fremont Street. The three feet and nine inches side yard setback would be reviewed and considered by the Zoning Administrator as a Minor Modification.

Historical:

The existing houses at 1653 Fremont Street and 645 Benton Street are not listed as architecturally or historically significant properties in the City's 2010-2035 General Plan. However, for development projects that require Architectural Committee review but that are not located on HRI properties, if the project is located within 200 feet of an HRI property, the Historic Preservation Ordinance requires review of the Historical and Landmarks Commission for neighborhood compatibility, consistency with the City's Design Guidelines, and recommendation to the Architectural Committee. The project site does not immediately adjoin any historically listed properties, but is located 155 feet across 1700 Fremont Street and directly across 1194 Lincoln Street which has frontage along Lincoln Street.

The house at 1700 Fremont Street is a one-story Craftsman Bungalow style home built in 1910. The property is on the south side of Fremont Street and is four houses west and south from the project site. The property at 1194 Lincoln Street is listed as the Farfan House and was built in 1910 as a Craftsman Bungalow style. The Farfan House is on the southwest corner of Lincoln and Fremont Street. The main residence has frontage along Lincoln Street and the detached garage can be accessed from Fremont Street. The proposed addition would only be partly visible from these two HRI properties, and would therefore not have an adverse impact to the character of the block or the subject HRI properties. The historical surveys and images for these two listed properties are attached.

ENVIRONMENTAL REVIEW

The scope of the proposed addition is exempt from the CEQA environmental review requirements per CEQA Section 15303, New Construction of Conversion of Small Structures.

PUBLIC CONTACT

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

RECOMMENDATION

Staff recommends that the Historical and Landmarks Commission recommend that the proposal be reviewed at the Architectural Committee for approval, subject to the following condition: Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, and lighting.

Reviewed by: Steve Le, Assistant Planner I

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Applicant Letter of Intent
2. Project Data Sheet
3. 645 Benton Street DPR Form
4. 1700 Fremont Street DPR Form
5. 1194 Lincoln Street DPR Form
6. Excerpt of 575 Benton Street Development Agreement
7. Conditions of Approval
8. Development Plans