



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
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Agenda Report

20-1045

Agenda Date: 11/4/2020

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on an addition and remodel at 2725 Warburton Avenue

File No.(s): PLN2020-14625

Location: 2725 Warburton Avenue, a 5,700 square foot lot located at the north side of Warburton Avenue, 120 feet west of Wade Avenue; APN: 216-06-031; property is zoned Single-family Residential (R1-6L).

Applicant: Devendra Deshwal

Owner: Almir & Maria Hrnjadovic

Request: Architectural Review of a 486 sf first floor addition and a 426 sf second floor addition to an existing 1,577 sf three bedroom, 2.5 bathroom, two-story single family residence resulting in a 2,489 sf four bedroom 3.5 bathroom two-story single family residence with an existing 391 sf attached two-car garage to remain.

Project Data

Lot Size: 5,700 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	871	486	1,357
Second Floor	706	426	1,132
Porch covers	64		64
Garage	391		391
Sheds	73		73
Gross Floor Area	2,105		2,953
Lot Coverage	$1,399/5,700 = .24$		$1,885/5,700 = .33$
F.A.R.	$2,105/5700 = .37$		$2,953/5,700 = .52$
% of 2 nd floor to 1 st floor	$706/1326 = 53\%$		$1132/1885 = 60\%$
Bedrooms/Baths	3/2.5	1/1	4/3.5
Flood Zone	X		X

Points for consideration

- The project includes the construction of a 486 square foot first floor addition in the rear and a new 426 square feet master suite addition to the existing second floor.

- The second story addition has a 3'8" setback from the east side of the first-floor wall and 10 feet setback from the rear of the first-floor wall. These setbacks are consistent with the design guideline to reduce flush and plain wall effect with a two-story residence.
- The new second-story window on the east side is a clerestory window that would maintain privacy for the immediate neighbor to the east.
- The project would also include a new dining room, kitchen, and living room.
- The exterior of the addition would be finished with new stucco and paint to match existing.
- Roof form with a 5:12 pitch and composition shingle material would match existing.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active code enforcement cases for this property.

Findings supporting the Staff Recommendation

- 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.
 - 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 house expansion resulting in one additional bedroom and one additional bathrooms would not create traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed 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 development is a two-story home that is consistent with the scale and design similar to the existing surrounding 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 would create a house design that is compatible scale and character with the housing types that are typical in the neighborhood.

Conditions of Approval:

- 1) Garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
- 2) 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, lighting and signage.
- 3) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 4) 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.
- 5) The applicant shall plant and maintain a street tree in the front yard.
- 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

Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On October 23, 2020, a notice of public hearing of this item was mailed 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.

RECOMMENDATION

Approve the proposed addition for the property located at 2725 Warburton Avenue, subject to conditions.

Prepared by: Steve Le, Associate Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Development Plan