



# City of Santa Clara

1500 Warburton Avenue  
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## Agenda Report

21-1322

Agenda Date: 1/13/2021

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Action on the demolition of a one-story home to construct a new one-story single-family residence at 2867 Fresno Street

**File No.(s):** PLN2020-14597

**Location:** **2867 Fresno Street;** a 7,500 square foot lot located at the north side of Fresno Street, approximately 255 feet west of Kiely Boulevard; APN: 290-05-031; property is zoned Single-Family Residential (R1-6L).

**Applicant:** Professional Design, David Perng

**Owner:** Cheng Chung Chen

**Request:** **Architecture review** for new construction of a 2,506 square foot one-story, five bedroom and three bathroom residence with attached 425 square foot two-car garage. The project involves demolition of the existing 890 square foot one-story, two bedroom and one bathroom home, a 278 square foot attached one-car garage and a 420 square foot detached accessory building.

#### Project Data

	Existing Floor Area (sq. ft.)	Demolition/c onversion (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	890	890	2,506
Second Floor	N/A	-	N/A
Garage	278	278	425
Porch	-	-	52
Shed	420	420	-
Gross Floor Area	1,498	1,498	2,983
Lot Coverage	1,498/7,500 = 20%	-	2,983/7,500 = 40%
FAR	1,168/7,500 = .15	-	2,983/7,500 = .40
Bedrooms/Baths	2 / 1	-	5 / 3
Flood Zone	X	-	X

#### Points for consideration for the Architectural Committee

- The proposed project is located in a single-family residential tract comprised primarily of one-story

ranch style bungalows with attached one and two car garages.

- The existing residence was constructed in 1948.
- The project involves the demolition of the existing two bedroom and one bath, one-story home with an attached one-car garage to construct a five bedroom and three bath modern ranch style home with an attached two-car garage.
- There are no active City code enforcement cases for this property.
- A 300-foot neighborhood notice was distributed for this project review.

### **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 development 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 development provides the minimum required driveway length of twenty feet between the parking and any street right-of-way line.
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 project proposes a new replacement residence that is compatible with the scale and character of the neighborhood.
  - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an 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 project is consistent with the Single-Family Residential Design Guidelines, in that the project maintains the one-story building form and similar design features of neighboring homes to promote compatibility of the design with the surrounding neighborhood character.
  - The proposal incorporates ranch architecture style in a manner that promotes compatibility with the existing neighborhood character while creating a modern aesthetic to blend in with the 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.
  - Privacy for adjacent neighbors is maintained to protect their comfort and general welfare in that the design provides the required minimum building setbacks for the R1-6L Zoning District and remains as a single-story residence.
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, in that;*

- The proposed project will incorporate a combination stucco and horizontal siding along the front elevation interfacing the streetscape and stucco finish on the rear and side building elevations. The design includes a metal seam hip roof and panel windows on the front elevation for a modern aesthetic. The design includes a prominent front porch compatible with the mass and scale of the structure.
- The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood.

### **CONDITIONS OF APPROVAL**

- 1) 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.
- 2) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 3) 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.
- 4) 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, including the disconnection of roof downspouts to drain over landscaped yards on-site.
- 5) The existing maple tree in the front yard shall be protected during construction and preserved.
- 6) The garage shall always be maintained clear and free for vehicle parking use. It shall not be used only for storage.

### **ENVIRONMENTAL REVIEW**

Categorical Exemption per CEQA 15303 (a), New Construction or Conversion of Small Structures

### **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 December 21, 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 demolition of a one-story home to construct a new one-story single-family residence at 2867 Fresno Street, subject to conditions.

Prepared by: Debby Fernandez, Associate Planner, Community Development Department

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

**ATTACHMENTS**

1. Development Plan