



City of Santa Clara

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Agenda Report

21-1328

Agenda Date: 1/13/2021

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a proposed rear addition to an existing single-family residence resulting in a five bedroom home at 2091 Corte Primavera

File No.(s): PLN2020-14729

Location: **2091 Corte Primavera**, a 6,914 square foot lot located at the northeast corner of Corte Primavera and Calle Primavera; APN: 097-43-003; property is zoned Single-Family Residential (R1-6L).

Applicant: Maximum Builders, Inc., Michael Peralta

Owner: Rizalino Ricasa

Request: **Architecture review** of a 170 square foot first floor rear addition to a 1,837 square foot two-story, four bedroom and two and one-half bathroom residence with a 440 square foot attached two-car garage; resulting in a 2,007 square foot home with five bedrooms and three bathrooms with garage to remain.

Project Data

Lot Size: 6,914 sq. ft.				
	Existing Floor Area (sq. ft.)	Demolition/c onversion (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	959		170	1,129
Second Floor	878			878
Garage	440			440
Porch	223	170		113
Shed	N/A			N/A
Gross Floor Area	2,500			2,560
Lot Coverage	1,622/6,914=23%			1,682/6,914=24%
F.A.R.	2,500/6,914=.36			2,560/6,914=.37
% second floor first floor	878/979=.92			878/1,129=.78
Bedrooms/Bath	4 / 2.5			5 / 3
Flood Zone	X			X

Points for consideration for the Architectural Committee

- The proposed project is located in a residential tract consisting of one- and two-story ranch style single-family homes, each with an attached two-car garage.
- Project site abuts Fairway Glen Park along the east (rear) property line, a one-story residence along the north (side) property line, and one-and two-story homes across Calle Primavera and Corte Primavera.
- The existing residence was constructed in 1976 as a two-story home.
- The proposed project involves partial demolition and conversion of a portion of the rear porch to a bedroom and expansion of the first-floor half-bath to a full bath. The project would result in a total of five bedrooms with one bedroom on the first floor and four bedrooms on the second floor.
- Exterior building materials applied to the new addition would match the existing residence and are compatible with surrounding homes in the neighborhood.
- 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-car 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 first-floor rear addition to the existing house in a manner 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 proposal incorporates ranch style architecture in a manner that promotes compatibility with the existing neighborhood character.
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, in that;*
 - The proposed addition includes a stucco finish to match the existing building elevations and

- composition shingle roof to match the existing home.
- The proposed project is compatible in scale and character with existing two-story homes present 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.
- 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 property owner shall preserve and maintain the existing birch tree in the front yard.
- 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 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 December 21, 2020, a notice of public hearing of this item was mailed to property owners within 300 feet of the project site and posted within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the proposed rear addition to an existing single-family residence resulting in a five bedroom home at 2091 Corte Primavera, 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