



# City of Santa Clara

1500 Warburton Avenue  
Santa Clara, CA 95050  
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## Agenda Report

21-515

Agenda Date: 4/21/2021

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Action on a 1,650 square feet addition to the existing 1,944 square feet single-family residence located at 3725 Daniel Way

#### DISCUSSION

File No.(s):

**PLN2021-14813**

Location:

**3725 Daniel Way**, a 6,374 square-foot lot located on the north side of Daniel Way, APN: 316-15-035; property is zoned Single-Family Residential (R1-6L)

Applicant:

Juan Carlos Navarro

Owner:

Rajesh Singh

Request:

**Architectural Review** of a 644 square-foot first floor and 1,006 square-foot second floor addition to an existing one-story 1,358 square-foot three-bedroom, two-bathroom with a 486 sf attached two-car garage and a 100 sf storage resulting in a two-story 2,942 square-foot four-bedroom, four-bathroom residence with an existing 486 sf attached two-car garage and a 100 sf storage.

Mailing Radius:

300 feet

CEQA Determination:

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

Project Planner:

Ela Kerachian, Associate Planner

Staff Recommendation:

**Approve**, subject to Conditions

#### **Project Data SEE ATTACHMENT 2 FOR LARGER SIZED TABLE**

|                            |                               |                                 |                               |
|----------------------------|-------------------------------|---------------------------------|-------------------------------|
| <b>Lot Size:</b> 6,374 sf. |                               |                                 |                               |
|                            | Existing Floor Area (sq. ft.) | Proposed New Building (sq. ft.) | Proposed Floor Area (sq. ft.) |
| <b>First Floor</b>         | 1,292                         | 644                             | 1,936                         |
| <b>Second Floor</b>        | -                             |                                 | 1,006                         |
| <b>Storage</b>             | 100                           |                                 | 100                           |
| <b>Porch</b>               | 66                            |                                 | -                             |
| <b>Garage</b>              | 486                           |                                 | 486                           |
| <b>Gross Floor Area</b>    | 1,944                         |                                 |                               |

|   |                   |  |                     |
|---|-------------------|--|---------------------|
| Lot Coverage  | 1,944/6,374 = 30% |  | 2,522/6,374 = 39.5% |
| F.A.R.  | 0.30              |  | 3,428/6,374 = 0.55  |
| % of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor | n/a               |  | 41%                 |
| Bedrooms/Baths                                      | 3 bed/2 bath      |  | 5 bed/1 den/ 4 bath |

### **Points for consideration**

- The second-story addition is less than 66% of the first-floor area. It is approximately 41% of the first-floor area.
- The proposed second story is stepped back min 3 to 5 feet from all sides of the first floor.
- The proposed addition will match in material, with composition shingle roofing and stucco siding.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- The neighborhood is comprised of single- and two-story residential structures.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active City 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 with an existing 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;*
  - There is no expansion of the parking or intensification of use that would significantly cause increased 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 development is a second-story addition to an existing single-family residence that is in keeping with the scale with the appearance of the existing neighborhood and tract.

Two-story high walls are 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;*
  - Privacy for neighbors is maintained as the design maintains the required setbacks and ratio of 2<sup>nd</sup> to 1<sup>st</sup> floor.
  - 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 addition to the single-family home will enhance the neighborhood by bringing new investment and the rehabilitation of an older style home in this 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) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- 3) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 4) 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.
- 5) 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.
- 6) At least one street or front yard tree to be planted at the front of the property prior to final inspection and verification by Planning staff.
- 7) Thirty-five percent (35%) of the front yard must be landscaped, prior to final building permit issuance.

#### **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 April 8, 2021, a notice of public hearing of this item was mailed 300 feet of the project site and posted to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

**RECOMMENDATION**

**Approve**, subject to conditions, the Architectural Review of the addition to the single-family residence located at 3725 Daniel Way

Reviewed by: Elaheh Kerachian, Associate Planner, Community Development Department

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

**ATTACHMENTS**

1. Development Plans
2. Project Data