



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
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Agenda Report

21-878

Agenda Date: 7/28/2021

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a 294 square feet first floor and a 956 square feet second floor addition to an existing single family residence at 3766 Eastwood Circle. (Resubmittal due to changes that occurred post-construction)

File No.(s): **PLN2021-15015**

Location: **3766 Eastwood Circle**, a 6,000 square feet parcel located on the west side of Eastwood Circle between Collinwood Court and Woodbridge Way; APN: 101-27-009; property is zoned Single Family Residential (R1-6L).

Applicant: Michael Radu

Owner: Dinesh Kumar

Request: **Architectural Review** of a 294 square feet first floor and a 956 square feet second floor addition and remodel to an existing 1,657 square feet four-bedroom, two-bathroom single-story residence resulting in a 2,907 square feet four-bedroom, four-bathroom residence with a new 326 square feet second-story rear deck and an existing 449 square feet, two-car garage to remain.(Previously approved at DRH meeting on May 13, 2020)

Project Data

| Lot Size: 6,000 sq. ft. | | | | |
|-------------------------|-------------------------------|----------------------|--------------------|-------------------------------|
| | Existing Floor Area (sq. ft.) | Demolition (sq. ft.) | Addition (sq. ft.) | Proposed Floor Area (sq. ft.) |
| First Floor | 1,657 | - | 294 | 1,951 |
| Second Floor | - | - | 956 | 956 |
| Garage | 449 | - | - | 449 |
| Porch (front) | - | - | - | - |
| Deck | - | - | 326 (Second Floor) | 326 |
| Shed | - | - | - | - |
| Gross Floor Area | 2,106 | - | - | 3,682 |
| Lot Coverage | 2,106/6,000 = 35.1 % | - | - | 2,400/6,000 = 40% |
| % second floor to floor | N/A | - | - | 39.8% |
| F.A.R. | .35 | - | - | .6 |

| | | | | |
|-----------------------|---------------------------|--|-------------|---------------------------|
| Bedrooms/Baths | 4 Bedrooms 2 Bathrooms | | 2 Bathrooms | 4 Bedrooms 4 Bathrooms |
| Flood Zone | X | | | X |

Points for consideration for the Architectural Committee

- A 294 square foot first floor and a 938 square foot second floor addition to the existing single family home (PLN2020-14346) was previously approved at the Development Review Hearing on May 13, 2020. The second floor addition however was increased to 956 square feet during the building permit and construction stage requiring re-approval at the Development Review Hearing per the City of Santa Clara Zoning Code Chapter 18.76 Architectural Review. The proposed second floor balcony was constructed at an increased depth of 14 feet, where 12 feet was previously approved. The owner has agreed to reduce it back to the original depth.
- The proposed project is located in a predominantly one-story homes with occasional two-story homes throughout the immediate neighborhood.
- Project site adjoins one-story single-family homes on all sides.
- The proposed single-family house is compatible with the architectural styles and materials of other homes in the neighborhood.
- The proposal includes a 326 sq. foot rear deck on the second floor that exceeds the maximum width requirement of 4 foot in the Design Guidelines. However, the deck will have solid walls on the sides to address privacy concerns of the adjoining neighbors. The increased depth was previous approved at the DRH meeting of May 13, 2020 but was expanded during construction to 14 feet including the roof overhang. The deck is approximately 30 feet away from the rear property line, minimizing the impact to the neighbors to the rear. Owner has also obtained letters of support from the adjoining neighbors for the proposed addition.
- 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 first-floor rear addition to the existing house in a manner that is compatible with the scale and character of the neighborhood. The proposed second floor addition provides 7-foot front step back, 5-foot side step back, and 6-foot or more rear step back to reduce the second-floor massing. This exceeds the requirement in the design guidelines.
 - 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. Proposed lot coverage within the maximum 40% lot coverage permissible in the R1-6L zoning district. *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 compatible with adjacent residential properties and generally consistent with the City's Design Guidelines, in that the project maintains the one-two story character and incorporates the ranch architecture style 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 will be clad in stucco with Eldorado stucco stone on the front elevation and a new composite shingle roof to match the existing home.

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.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301-Existing Facilities, in that the project is limited to a small addition to the existing single-family residence.

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 June 24, 2021, a notice of public hearing of this item was posted in three conspicuous places within 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 at the time of preparation of this report.

RECOMMENDATION

Approve the proposed 294 square feet first floor addition and a 956 square feet second floor addition and remodel to an existing 1,657 square feet four-bedroom, two-bathroom single-story residence resulting in a 2,907 square feet four-bedroom, four-bathroom residence with a new 326 square feet second-story rear deck subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development Department

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

ATTACHMENTS

1. Development Plans