



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

21-1187

Agenda Date: 9/15/2021

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the proposed demolition and construction for a new two-story residence at 2730 Monroe Street

File No.(s): PLN2021-14975

Location: 2730 Monroe Street, a 7,735 square foot lot on the south side of Monroe Street between Augusta Place and Bowers Avenue; APN: 220-26-002; property is zoned Single-family Residential (R1-6L).

Applicant: Paul Singh

Owner: Paul Singh

Request: Architectural Review of a significant demolition and construction of a new 4,133 square feet two-story, six-bedroom, five-and-a-half bathroom, residence and a 462 square feet two-car garage. The proposal includes a rear second-story balcony with a five-foot privacy wall on the east side.

Project Data: see Attachment 2 for full-sized table

Lot Size: 7,735 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	1,207 (demo)	351 + 2,048	2,399
Second Floor	n/a	1,734	1,734
Garage	403 (full demo)	462	462
ADU	n/a	518	283
Accessory building	n/a	150	150
Gross Floor Area	1,610	4,745	4,745
Lot Coverage	$1,610/7,735 = 20\%$		$3,011/7,735 = 39\%$
F.A.R.	$1,610/7,735 = 0.21$		$4,745/7,735 = 0.61$
Bedrooms/Baths	3/2		6/5.5
ADU Bedrooms/Baths	n/a		
Flood Zone	X		X

Points for Consideration

- The proposal includes a rear second-story balcony with a five-foot privacy wall on the east side.
- Staff recommends the reduction of the balcony to a maximum of four feet in depth.
- The proposal includes a 150sf attached storage that will not be a conditioned space.
- The second story is about 53% of the first-floor area.
- All second-story side windows have five-foot windowsill height.
- The second story steps in from the first floor on the front and two sides.
- Existing pool will be filled and replace with new paving and landscape.
- The proposed Den is considered the potential sixth bedroom.
- The proposed residence will have tile roof and stucco siding.
- The project site is in FEMA Flood Zone X, which is considered a moderate to low risk area.
- There are no active code enforcement cases for this property.
- 300-foot neighborhood notice was distributed for this project review. Staff received one written comment and voice message from an anonymous resident during the preparation of this staff report. Written comment opposing the project is attached to this report.

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 the proposed 462 square foot 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;*
 - The proposed project would not create traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed project, 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 two-story residence is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of one- and two-story residences.
- 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 as the proposed design will have similar massing and height to a typical two-story house within 25 feet maximum height limit.

Conditions of Approval:

1. The 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. Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
6. 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.
7. 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 September 2, 2021, a notice of public hearing of this item was posted within 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has received public comment for this application and it is attached to this report.

RECOMMENDATION

Approve the demolition and construction of a new 4,133 square feet two-story, six-bedroom, five-and-a-half bathroom, residence and a 462 square feet two-car garage, subject to conditions.

Prepared by: Steve Le, Associate Planner, Community Development

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

ATTACHMENTS

1. Development Plan
2. Project Data
3. Public Comment Received