



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
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Agenda Report

22-1747

Agenda Date: 1/12/2022

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the new construction of a 3,497 square-foot six bedroom and four bathroom two-story single family residence with attached 495 square-foot attached one bedroom and one bathroom accessory dwelling unit at 143 Claremont Avenue (*Continued from November 3, 2021 Development Review Hearing*)

File No.: PLN2021-14093

Location: 143 Claremont Avenue, a 6,090 square foot lot, located on the east side of Claremont Avenue at the intersection of Gibson Avenue; APN: 296-16-011; property is zoned Single-Family Residential (R1-6L).

Applicant/Owner: Prasad Kunigiri

Request: Architectural Review of the proposed substantial demolition of an existing 1,662 square foot one-story three bedroom and two bathroom house with an attached two-car garage, and new construction of a proposed 3,497 square foot two-story, six bedroom and four bathroom residence and conversion of an attached two car garage into a 495 square foot one-bedroom accessory dwelling unit.

Project Data - see Attachment 2 for full-sized table

Lot Size: 6,090 sq.ft.	Existing Area (sq.ft.)	Proposed Area (sq.ft.)
First Floor	1,662	2,235
Garage	426	0
Covered Porches	0	0
Second Floor	n/a	1,262
Gross Floor Area	1,694	3,497
Lot Coverage	2,088 / 6,090 = 34%	2,235 / 6,090 = 35%
ADU	n/a	495 (1 bedroom)
2 nd :1 st Floor Coverage	n/a	1,262 / 2,730 = 46%
F.A.R.	2,088 / 6,090 = 0.34	3,497 / 6,090 = 0.57
Bedrooms/Baths	3 / 2	6 / 4
Flood Zone	X	X

Points for consideration

- This project was continued for redesign at the November 3, 2021 Development Review Hearing, with recommendations to:
 - 1) Reduce the second floor area and total gross floor area to be more in keeping with the scale of the neighborhood;
 - 2) Increase the step back of the front second floor wall and balcony from the ground floor wall below; and,
 - 3) Redesign the roof to more closely match the patio home style architecture design per the City's Design Guidelines.
- The applicant has submitted proposed revised development plans attached to this report, which:
 - 1) Reduces the second floor building area by 292 square feet at both front corners, and reduces the total gross building floor area to lot area ratio to 0.57;
 - 2) Steps back the front second floor living areas including storage room and family rooms by 9-feet, 9-inches from the front wall of the ground floor below, leaving the front center wall at the vaulted ceiling and staircase areas above the front entry foyer at a 5-foot step back from the front ground floor wall below; and,
 - 3) 3. With the front step backs provides more visible sloping roof above the front ground floor and increases the roof eave fascia boards to 8" wide on all sides to create a more prominent eave band characteristic found on patio homes in the neighborhood.
- The previous staff report prepared for the November 3, 2021 DRH meeting including previous plans are attached.
- The Applicant's presentation from the November 3, 2021 DRH meeting are attached.
- The applicant's petition in support of the project design that was reviewed at the November 3, 2021 DRH meeting, and which was signed by the residents of 12 (out of 42) properties with frontage on Claremont Avenue, is also attached.
- The project site was developed with the existing patio-style tract house built in 1957.
- The project site is located in the Fairmede subdivision of the City - a subdivision of patio style single family homes, and is bordered to the rear by homes in a different subdivision of non-patio style architecture.
- The project site and surrounding neighborhood are not currently designated as architecturally or historically significant.
- There are no active City Code enforcement cases for this property.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- The project includes the substantial demolition of an existing 3 bedroom and 2 bathroom single family home, including demolition of more than 50 percent of the existing exterior walls, increase of the wall plate/ceiling height from 8 feet to 9 feet, and the removal and replacement of the existing roof for the second floor addition.
- The project also proposes to convert the existing garage into a 495 square foot, one-bedroom and one-bathroom Accessory Dwelling Unit (ADU).
- While second story additions to patio-style homes in neighborhoods of patio homes are

discouraged by the City's recently adopted Single Family Design Guidelines, the Guidelines do provide direction for increased neighborhood compatibility in the design of second-story additions to these homes.

- The City's single family design guidelines recommend that second-floor side and rear walls be stepped in at least three to five feet from the ground-floor walls below to minimize building massing - more if second-floors have a greater than 35% footprint over the ground floor. The applicant is proposing to address the building massing through a combination of a stepping back second floor walls at least 3 feet from ground floor walls below, and further by breaking up the second floor building walls through additional step-ins and bay window additions along the side and rear walls.
- The City's design guidelines support 8-foot or 9-foot ceiling heights. The project proposes 9-foot ceiling heights for both floors, and a higher proposed vaulted ceiling space over the front entry foyer.
- The City's design guidelines encourage low-pitched roofs or flat roof styles with generous roof overhangs for patio homes. The applicant is proposing a relatively low 2.75:12 roof pitch, two-foot rear and side roof eave overhangs for the first and second floors, and a larger four-foot roof eave projection over the front ground floor.
- The project also proposes a six-foot deep by 16-foot wide balcony on the front elevation to be accessed from the second-floor family room area. The balcony is proposed to be constructed with frosted glass and cement railing to minimize privacy impacts to the yards of nearby patio homes.
- The house would be clad in stucco siding and composition shingle roofing.
- Overall existing and proposed building height is 25-feet, which complies with the maximum 25-foot height allowed for R1-6L zoned properties.

Findings

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 project provides two off-street parking spaces on an existing concrete driveway to remain.
 - The property is served by existing infrastructure adequate in size and capacity to support the proposed use.
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;*
 - 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 not in keeping with the character of the neighborhood and could be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - While the proposed project design incorporates several measures intended to be compatible the neighborhood character, including a lower sloped 2.75:12 roof pitch, elevated side wall windows on the second floor, and horizontal roof lines along the

street frontage, the overall design incorporates features to make it compatible with the patio-style architecture of homes 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;*
 - The project would be subject to the California Building Code and City Code requirements.
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 design incorporates enough of architectural design features identified in the City's Design Guidelines for Patio Homes to make it consistent with the adopted City Single Family Residential Guidelines as a new two-story house.

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 and elevations.
- 2) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development. 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.
- 3) Developer 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, including the disconnection of roof downspouts to drain over landscaped yards on site.

ENVIRONMENTAL REVIEW

Categorically Exempt per CEQA Section 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 22, 2021, a notice of public hearing for this item was posted 300 feet of the project site

and was mailed to property owners within 300 feet of the project site and interested parties.

RECOMMENDATION

Approve the new construction of a 3,497 square-foot six bedroom and four bathroom two-story single family residence with attached 495 square-foot attached one bedroom and one bathroom accessory dwelling unit for the property located at 143 Claremont Avenue, subject to conditions.

Reviewed by: Jeff Schwilk, Associate Planner, Community Development

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

ATTACHMENTS

1. Revised Development Plans
2. Project Data
3. November 3, 2021 DRH Staff Report
4. November 3, 2021 Applicant Presentation
5. November 3, 2021 Applicant's Petition of Support