



# City of Santa Clara

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

22-1749

Agenda Date: 1/12/2022

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Action on a 210 square-foot first floor expansion and 1,071 square-foot addition to an existing one-story single-family residence at 3066 Harding Avenue.

**File No.:** PLN21-15378

**Location:** 3066 Harding Avenue, a 5,500 square foot (sq.ft.) lot on the south side of Harding Avenue approximately 120 feet east of Woodhams Road; APN: 296-37-003, property is zoned Single-family Residential (R1-6L).

**Applicant/Owner:** Ravindranath Chennoju

**Request:** **Architecture review** of a 210 sq.ft. first floor expansion, 1,071 sq.ft. second story addition and 119 sq.ft. balcony to an existing three-bedroom and two-bathroom residence with 1,240 sq.ft. of living area and an attached 397 sq.ft. two-car garage. The proposal will result in a four-bedroom and three-and one-half bathroom home with 2,918 sq.ft. of living space and the 119 sq.ft. second floor balcony facing the street frontage. No changes are proposed to the existing garage, which will remain.

**Project Data Table:** See Attachment for full-size data sheet.

Lot Area: 5,500 sq. ft.				
	Existing Floor Area (sq. ft.)	Demolition (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,240	-	210	1,450
Second Floor	-	-	1,071	1,071
2 <sup>nd</sup> floor front balcony	-	-	119	119
Garage	397	-	-	397
Gross Floor Area	1,637	-	-	3,037
Lot Coverage	1,637/5,500=30%	-	-	1,847/5,500=34%
2 <sup>nd</sup> floor to 1 <sup>st</sup> floor	-	-	-	1,071/1,847=58%
FAR	-	-	-	3,037/5,500=.55
Bedrooms/Baths	3 / 2	-	-	4 / 3.5
Flood Zone	X	-	-	X

**Points for consideration for the Architectural Committee**

- The project site is located in a neighborhood consisting of one-story patio style homes, each with an attached two-car garage.
- The property is located in the Maywood Tract and was constructed in 1954.
- The proposal involves interior alterations to the first floor interior to expand shared living space and construct a second floor for bedrooms and common area.
- The proposed design is consistent with patio-style architecture and includes second floor offsets from the first floor on all elevations.
- Window styles are well integrated into the modern aesthetic of the proposed building architecture.
- The second floor balcony is proposed over the garage on the front elevation facing the public right-of-way and is setback approximately 10 feet from the neighboring residential property to the east.
- The design integrates both flat and sloped roof planes with an average height of 21 feet and peak height of 23'11".
- Exterior building materials applied to the new addition 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 second floor construction of interior living area and an exterior balcony for added outdoor space. As the proposed balcony is located at the front elevation and is oriented to the street it would not impact the privacy of neighboring residences.
  - The project includes a condition to maintain the existing garage clear and unobstructed for parking of two vehicles.
  - 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 proposal retains the patio style architecture of the existing home and is compatible with the other patio homes in the neighborhood for building form and architecture.
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 incorporates angled and flat roof planes consistent with the architecture of neighboring homes.

### **CONDITIONS OF APPROVAL**

- 1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Staff recommends changing the proposed slider window on the addition visible from the street to match the existing divided light pattern of the front elevation. 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.
- 5) The garage shall be maintained clear and free for parking of two vehicles. It shall not be used only for storage.
- 6) Plant a 24" box street tree in the front yard.

### **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 23, 2021, a notice of public hearing of this item was mailed 300 feet of the project site and mailed to property owners at three locations within 300 feet of the project site. Planning Staff has not received public comments for this application.

**RECOMMENDATION**

**Approve** the proposed 210 square-foot first floor expansion and 1,071 square-foot addition to an existing one-story single-family residence at 3066 Harding Avenue, subject to conditions.

Prepared by: Debby Fernandez, Associate Planner, Community Development Department

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

Approved by: Lesley Xavier, Principal Planner, Community Development Department

**ATTACHMENTS**

1. Project Data Sheet
2. Development Plans