



# City of Santa Clara

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

22-108

Agenda Date: 2/2/2022

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Action on Entitlement Extension for the Addition at 1393 Santa Clara Street

**File No.(s): PLN21-15375**

**Location: 1393 Santa Clara Street**, a 7,810 square-foot parcel at the northeast corner intersection of Santa Clara Street and Madison Street; APN: 269-26-112; property is zoned Single-Family Residential (R1-6L)

**Applicant:** Rob Mayer

**Owner:** Seif and Lauren Mazareeb

**Request: Extension of Architectural Review Approval** to replace brick foundation with new concrete foundation for a 1,002 square-foot attached Accessory Dwelling Unit with two bedrooms and one bathroom in the basement, in conjunction with a 204 square-foot addition to the east side of the residence to remodel and expand the first and second floor.

**Project Data:** see Attachment 2 for full-sized table

Lot Size: 7,810 sf.			
	Existing Floor Area (sq. ft.)	Proposed New Building (sq. ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,284	90	1,374
Second Floor	1,135	114	1,249
Basement (Non-habitable)	498	-294	204
ADU (basement)	-	1,002	1,002
Front Porch Cover	161	-	161
Rear Porch Cover	-	100	100
Garage	655	-	655
Gross Floor Area	3,733	1,012	4,745
Lot Coverage	2,100/7,810= 27%		2,290/7,810= 29%
F.A.R.	.47		.61
% of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor	88%		90%
Bedrooms/Baths	4/1.5	0/1	4/2.5
Flood Zone	X		

Points for consideration

- Applicant is requesting a 24 months extension of the previous Architectural Approval in January 15, 2020.
- Applicant started work on the initial approval with an active building permit to finish the construction of the basement. The first and second story addition will be deferred to a later time within the next 24 months.
- The front alteration will maintain the existing style and form which are consistent with the neighborhood.
- The applicant proposed to add an extension to the back of the home on both the first and second levels. An upstairs expansion of 114 square feet is for an expansion of the fourth bedroom and addition of a new bathroom. The first-floor floor addition of 90 square feet is for the expansion of the kitchen. A rear porch is added to the first addition. The basement addition will result in a new 1,002 square foot two-bedroom ADU and a 204 square foot non-habitable space for utilities.
- The Historical and Landmarks Commission reviewed the project on January 2, 2020 and found that the proposed project located at 1393 Santa Clara Street retains the essential character defining elements that make it significant; that the proposed project does not destroy or have a significant adverse effect on the integrity of the designated property; that the alterations is compatible with the existing structure; and that the rehabilitation of the residence meet the Secretary of the Interior's Standards for Rehabilitation.
- Approval of this extension request would also extend the Historical and Landmarks Commission recommendation for 24 months.
- 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 proposal 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 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 two-story home with a new ADU in the basement that is consistent with the scale and design of ranch style, similar to the surrounding 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 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 development is compatible in scale and character with the housing types that are typical in the neighborhood.

#### 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. Prior to the issuance of a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. PLN-21-15280, on file with the Community Development Department, Planning Division.
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**

Categorically Exempt per Section 15331, Historical Resource Restoration/Rehabilitation

#### **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 posted 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.

**RECOMMENDATION**

**Approve** a time extension for an Architectural Approval to replace brick foundation with new concrete foundation for a 1,002 square-foot attached Accessory Dwelling Unit with two-bedrooms and one-bathroom in the basement, in conjunction with a 204 square-foot addition to the east side of the residence to remodel and expand the first and second floor, subject to conditions.

Prepared by: Steve Le, Associate Planner, Community Development

Approved by: Lesley Xavier, Principal Planner, Community Department

**ATTACHMENTS**

1. Development Plans
2. Project Data