

# City of Santa Clara

## Old Quad Neighborhood Zoning Ordinance Update

August 20, 2018



**City of  
Santa Clara**  
The Center of What's Possible



# Goals

- **Plans for meetings ahead**
  - 8/20/18, Design Criteria
  - 9/17/18, Parking Requirements
  - 10/15/18, Historic Criteria
  - 12/3/18, Overall Review & Group Living
- **Deliver Draft by Spring**
- **Present for Council Action in Summer**



# Today's Standards

	<b>R1-8L Single Family</b>	<b>R-1-6L Single Family</b>
<b>Front Yard Setback</b>	min 20 feet in depth	min 20 feet in depth
<b>Side Yard Setback</b>	minimum 6 feet on one side and 9 feet on opposite side (special corner lot provisions)	two sides with minimum of 5 feet each (special corner lot provisions)
<b>Rear Yard Setback</b>	min depth of 20 feet	min depth of 20 feet



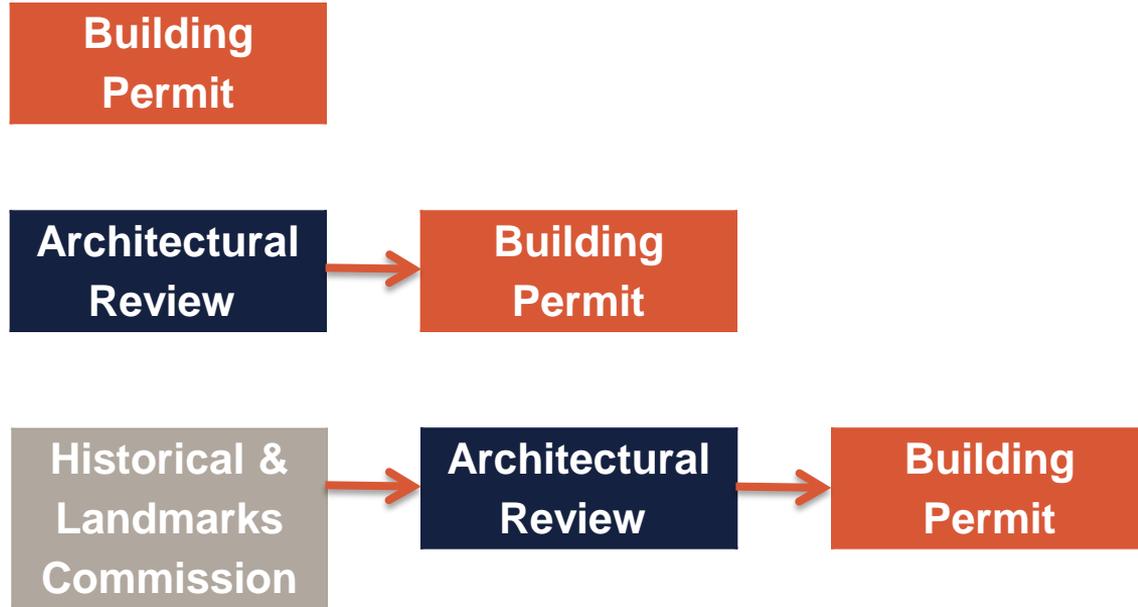
# Today's Standards

	<b>R1-8L Single Family</b>	<b>R-1-6L Single Family</b>
<b>Lot Coverage</b>	max 40% covered including all buildings (including accessory buildings).	max 40% covered including all buildings (including accessory buildings).
<b>Max Building Height</b>	two stories ( 25 feet)	two stories ( 25 feet)





# Review Process



# Review Process

CATEGORY OF PROPERTY →	HRI PROPERTY	POTENTIALLY HISTORIC PROPERTIES*	MILLS ACT PROPERTY	PATIO HOME	PROPERTY WITHIN 200' of HRI
SCOPE OF WORK ↓					
Roof replacement, single window replacement, door change, new gutters	SPA permit (OTC)	Arch. Review (OTC)	SPA permit (OTC)	Arch. Review (OTC)	Arch. Review (OTC)
Maintenance/upgrades: dry rot repair, painting, interior e.g. floors, doors, molding, fixtures etc.	—	—	—	—	—
Interior Changes: kitchen remodel, plumbing, electrical upgrade, plaster removal, partial wall demo	SPA permit (OTC)	—	SPA permit (OTC)	—	—
Deck, minor changes to rear or side elevation, ground floor expansion not exceeding 3 bedrooms	SPA permit (OTC)	Arch. Review (OTC)	SPA permit (HLC)	Arch. Review (OTC)	Arch. Review (OTC)
Ground floor expansion w/ 4 or more bedrooms or Second story addition	SPA permit (HLC/AC)	AC	SPA permit (HLC/AC)	AC	Arch. Review (HLC/AC)
Substantial Window replacement on front elevation or > 50% of windows	SPA permit (HLC/CDD)	Arch. Review (OTC)	SPA permit (HLC/AC)	Arch. Review (OTC)	Arch. Review (OTC)
Full Demolition (w/ new construction proposed)	SPA permit (HLC/AC)	SPA permit (HLC/CC/AC)	SPA permit (HLC/AC)	AC	Arch. Review (HLC/AC)
Interior Demolition (to studs) with substantial floor plan reconfiguration	SPA permit (HLC/CDD)	—	SPA permit (HLC/AC)	—	—
Nomination to HRI	—	SPA permit (HLC/CC)	SPA permit (HLC/CC)	SPA permit (HLC/CC)	SPA permit (HLC/CC)
ADU (Granny Unit)	SPA permit (OTC/HLC,CDD)	Admin. Review (OTC)	SPA permit (HLC/CDD)	Admin. Review (OTC)	Admin. Review (OTC)
APPLICABLE STANDARDS	Secretary of the Interior Standards	CSC SF and Duplex DG	Secretary of the Interior Standards	CSC SF and Duplex DG	CSC SF and Duplex DG



# Summary

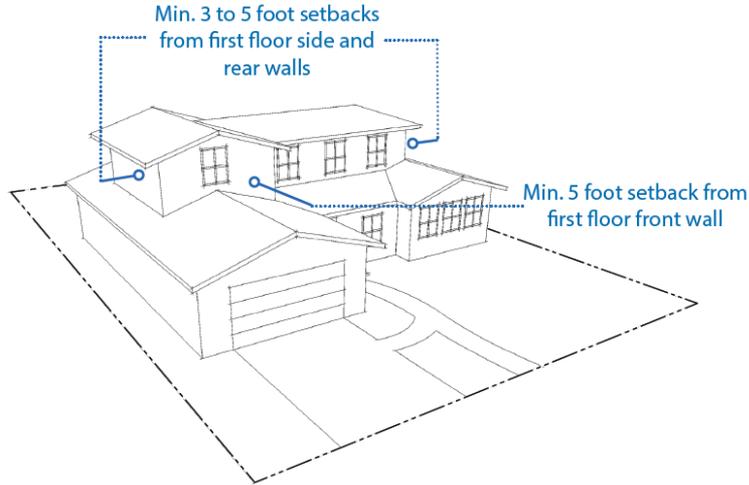
- **Second story addition**
- **Dormer**
- **Basement Height above Grade**
- **Consider Light Wells**
- **Front Porch within the Setback**
- **4th Bedroom Referral to AC**
- **ADU Max Height**
- **ADU Size**
- **ADU Design**



# Second story addition

## Existing

1. 2nd-floor area not to be more than 66% of the first floor area.
2. 2nd-floor to be set back 5' from the front wall of the first floor, and 3-5' from the side and rear.

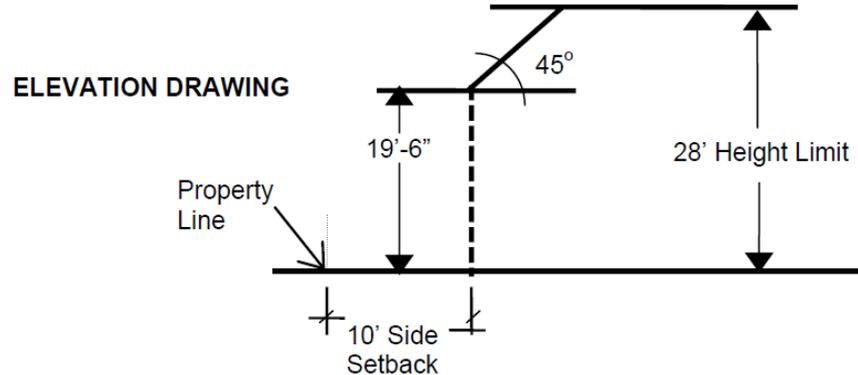


## Other Communities

### Menlo Park

1. In single story, spaces with more than 17' shall be counted at 200% floor area.
2. Building coverage percentage is different for different lot sizes.
3. Daylight Plane Restrictions

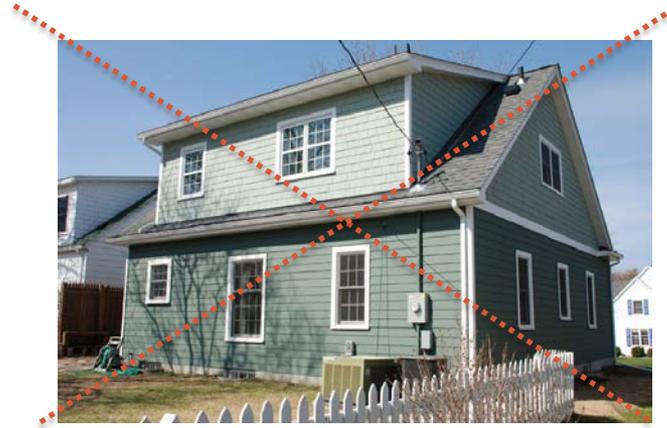
**EXAMPLE**--The following diagram shows the daylight plane for a lot with a required 10 foot side setback.



# Dormer

## Existing

1. 2nd-story roof elements to be in proportion with the rest of the building, to avoid a bulky appearance.



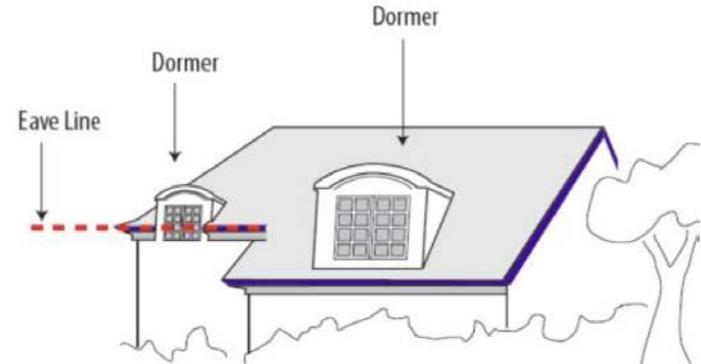
## Proposed

1. Limit dormer length in relation to roof (50%)

## Other Communities

### Atherton

1. Max combined length of all dormers on a side or elevation of a building not to exceed fifty percent of the total length of the respective side or elevation



# Basement Height above Grade

## Proposed

1. Limit basement height above grade as a way if limiting how much existing buildings can be raised (4 feet)



# Consider Light Wells

## Other Communities

### Los Altos

1. Light wells, ingress and egress wells, patio wells, and other similar elements shall not be permitted within a required front or exterior side yard setback.
2. These elements may be permitted within an interior side or rear yard setback, but in no event closer than five feet to a property line



# Front Porch within the Setback

## Proposed

1. Considering allowing approximately 6' encroachment in to the required front setback



# 4<sup>th</sup> Bedroom Referral to AC

## Existing

1. 4<sup>th</sup> bedroom addition referral to Architectural Review (Council Motion for 2325 Park Avenue Project)

## Proposed

1. Should we keep the 4th bedroom requirement for Old Quad neighborhood?

# Today's Standards \_ ADUs

LOT SIZE	< 6,000 SQUARE FEET		≥ 6,000 SQUARE FEET	
	ATTACHED UNIT	DETACHED UNIT	ATTACHED UNIT	DETACHED UNIT
	50% of the living area of the main dwelling (up to 1,200 square feet)	1,200 square feet	50% of the living area of the main dwelling (up to 1,200 square feet)	1,200 square feet
<b>SQUARE FOOTAGE</b>				
<b>LOT COVERAGE</b>	40% total lot coverage			
<b>REAR YARD COVERAGE</b>	40% total rear yard coverage			
<b>FLOOR AREA RATIO</b>	.40 for all structures		N/A	
<b>NUMBER OF STORIES</b>	One story	One story	Up to two stories	One story
<b>HEIGHT</b>	25 feet	14 feet	25 feet	14 feet
<b>SETBACKS</b>				
<i>Front</i>	20 feet	5 feet beyond the front setback of the main dwelling unit	20 feet	5 feet beyond the front setback of the main dwelling unit
<i>Interior Side</i>	5 feet	3 feet*	5 feet	3 feet*
<i>Side Corner</i>	15 feet	15 feet	15 feet	15 feet
<i>Rear</i>	20 feet	5 feet	20 feet	5 feet
<b>PARKING</b>	No additional parking is required.			
<b>PARKING CONVERSION</b>	If the required covered parking is demolished to develop an accessory unit, two replacement parking spaces (covered, uncovered tandem, individually accessible) must be provided.			
<b>MAX NUMBER OF BEDROOMS</b>	One bedroom		Two bedrooms	
<b>MAX NUMBER OF BATHROOMS</b>	One bathroom			

# ADU Max Height

## Existing

1. Attached: 25'
2. Detached: 14'

## Proposed

1. The overall height not to exceed the height of the primary structure.
2. Second stories are only allowed on accessory structures if the max height of the second story wall is 4' in height or less for the second-floor plate. This would equate to a 1 ½ story accessory structure.



# ADU Size

## Other Communities

- 1. San Jose:** 800 SF on lots greater than 10,000 Sf; 650 SF on lots 9,001-10,000 SF; 600 SF on lots less than 9,000 SF
- 2. Sunnyvale:** 700 SF Max ADU Size
- 3. Mountain View:** 700 SF Max ADU (Companion Units)
- 4. Los Gatos :** 1,200 SF allowed no minimum lot size
- 5. Redwood City:** 700 SF for any ADU; 800 SF for ADU's that meet accessibility standards; 900 SF for ADU's on lots of 10,000 SF or greater
- 6. Milpitas:** 1,200 SF allowed
- 7. Belmont:** 800 SF, no minimum lot size
- 8. City of San Mateo:** 640 SF

# ADU Design

## Existing

1. Roof, siding, and windows must be consistent with the roof slope, materials and design of the main dwelling unit. Additional regulations apply to attached second-story accessory units.

## Proposed

1. Exterior materials and cladding do not need to be consistent with the primary structure for detached ADUs for historic houses.

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