

City of Santa Clara

Old Quad Neighborhood Zoning Ordinance Update

August 5, 2019



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



Recap of Previous Topics:

- **8/20/2018: Design Criteria**
- **9/17/2018: Parking Requirements**
- **10/15/2018: Historic Criteria**
- **12/3/2018: Overall Review & Single-Family Occupancy Limits**



Follow-up Topics

- **Dormer**
- **Basement Height above Grade**
- **Light Wells**
- **Front Porch within the Setback**
- **Nonconforming Setbacks**
- **Parking for Historic Properties**
- **AC Review of Single-Family Homes**
- **Second Story Additions**
- **ADU Max Height & Size**
- **ADU Size**
- **ADU Design**



Today's Standards

	R1-8L Single Family	R-1-6L Single Family
Front Yard Setback	min 20 feet in depth	min 20 feet in depth
Side Yard Setback	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)
Rear Yard Setback	min depth of 20 feet	min depth of 20 feet



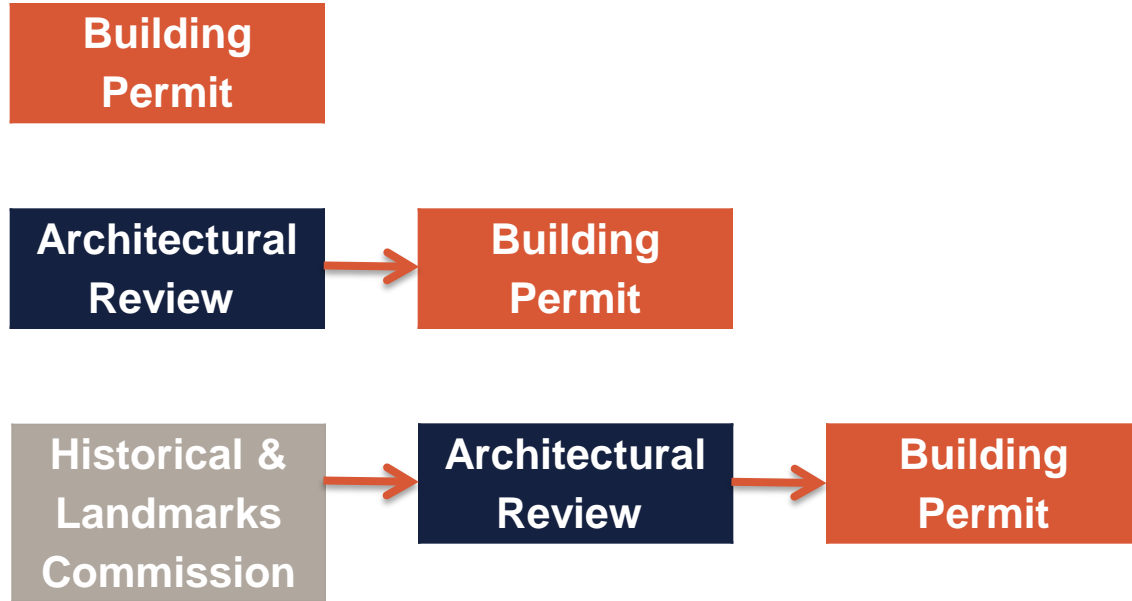
Today's Standards

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





Review Process

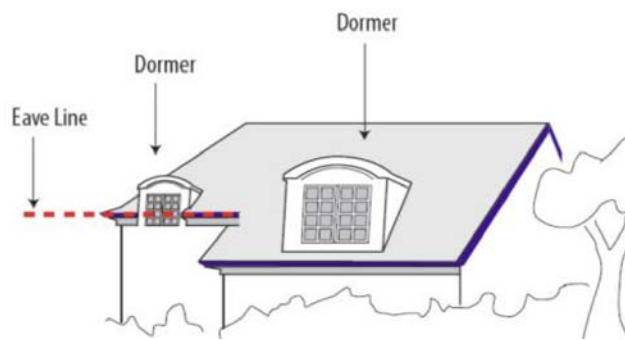


Dormer

Other Communities

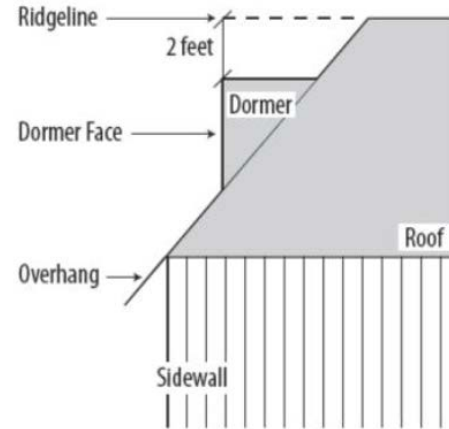
Atherton

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
2. The face of the dormer shall be a minimum of two feet below the ridge line.



Palo Alto

1. **Dormers, roof decks, gables, or similar features:** the horizontal lengths of all such features cannot exceed 15 feet total on each side, the height cannot exceed 24 feet, no single feature can exceed 7.5 feet in length, and each feature needs to be separated by at least 5 feet.



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%)

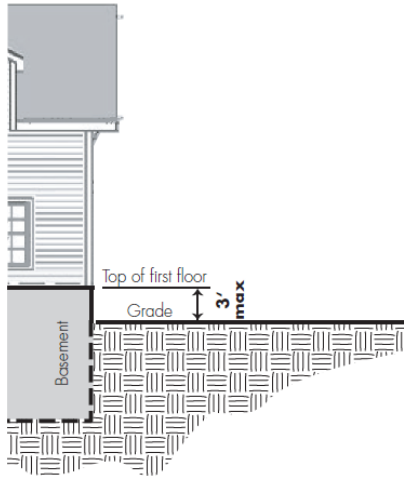


Basement Height above Grade

Other Communities

Palo Alto

1. Basements do not count as floor area if the first floor is no more than 3 feet above grade.



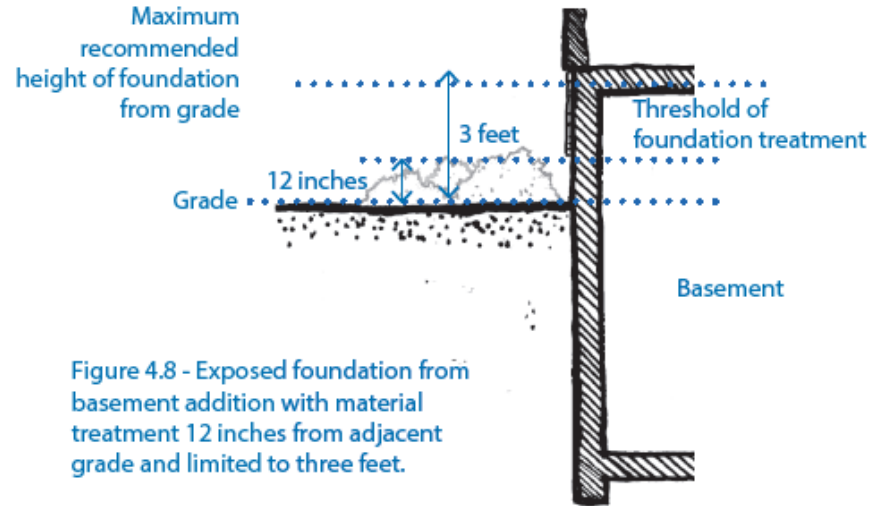
Saratoga

1. The finished floor directly above the basement must be less than or equal to 3 and one-half feet (42 inches) above grade at any point along the perimeter to not be counted towards floor area and to not be considered a “story”.

Basement Height above Grade

Existing

1. Basement additions that result in the raising of the home to more than three feet above the adjacent grade height are strongly discouraged. (per Design Guidelines)
2. If the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a story. (City Code)



Basement Height above Grade

Proposed

1. Limit basement height above grade as a way of limiting how much existing buildings can be raised (4 feet)
2. Entire structure still needs to meet the height requirements of 25 feet maximum



Consider Light Wells

Other Communities

Palo Alto

1. Not located in the front of the building.
2. Shall not exceed 3 feet in width.
3. The cumulative length of all such features does not exceed 30% of the perimeter of the basement.
4. Do not extend more than 3 feet into a required side yard nor more than 4 feet into a required rear yard, but where a side yard is less than 6 feet in width, the features shall not encroach closer than 3 feet from the adjacent side property line.
5. The cumulative length of any features or portions of features that extend into a required side or rear yard does not exceed 15 feet in length

Consider Light Wells

Other Communities

Proposed/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

Other Communities

Stockton

1. **Covered and unenclosed** porches located at the same level as the entrance floor of the structure, covered and unenclosed patios, outside stairways and balconies, landings, and fire escapes that are not enclosed, can encroach to the front, rear and side yard setbacks up to four (4) feet

Palo Alto

1. **Uncovered** porches (less than 30 inches above grade), patios, decks, and landings are permitted to project three (3) feet into the side yard and six (6) feet into the front and rear yard.

Front Porch within the Setback

Existing

1. Open uncovered porches or landing places not exceeding 3 feet in height may project to within three feet of any side lot line, and not exceeding 6 feet into any required front yard.

Proposed

1. Considering allowing approximately 6 feet encroachment in to the required front setback for covered porches





Nonconforming Setbacks

Existing

1. Any new additions to residences need to meet the current setbacks regardless of the existing nonconforming setbacks.

Proposed

1. Allow homeowners to match the existing nonconforming side setback down to a minimum of 3 feet for one-story additions to the rear of the house.

Helpful for properties in the Old Quad as many properties have narrow lots and existing residences do not meet existing side yard setback standards



Parking for Historic Properties

- Consider removing two-car garage requirement for additions of 500 sq. ft. or more to single-family residences with an existing one-car garage



AC Review of Single-Family Homes

Existing

1. 4th bedroom addition referral to Architectural Review (Council Motion for 2325 Park Avenue Project) but not codified in City Code.
2. All second story additions/changes require AC approval

Proposed

1. Tighter massing standards for second story additions to target overcrowding concerns
2. Review of two-story residences proposing at least 4 bedrooms and 4 bathrooms (staff recommended clarification of PC recommendation: OR 5 or more bedrooms)
3. Review of one-story residences proposing 6 or more bedrooms and 5 bathrooms



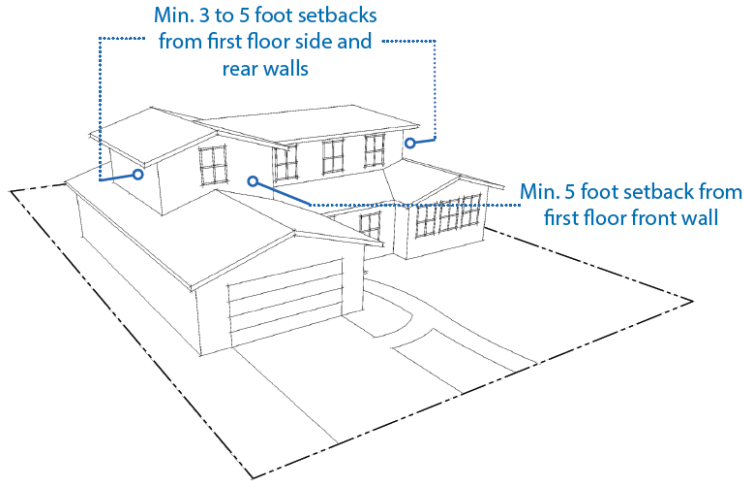
Second Story Additions

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.

Proposed

1. Second story side yard setbacks for both sides to be one-half the height of the proposed second story elements. For example, if the property owner was proposing a 24 feet tall element, the second story side yard setback would be 12 feet for each side yard setback.
2. Front and rear setbacks to follow the existing Design Guidelines

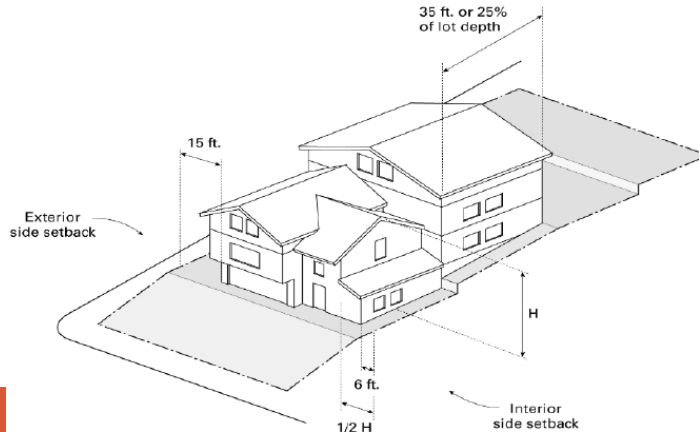


Second Story Additions

Other Communities

Cupertino

1. Second story setbacks: minimum 25 feet front setback, 25 feet rear setback, 15 feet interior side setback (12 feet corner side setback)



Redwood City

1. Second story structures shall maintain the basic minimum side yard setback (6 feet) for a MAXIMUM length which is equal to 25% of the lot depth, or 35 feet, whichever is less.
2. Remaining portions of the second floor shall have a minimum side yard setback equal to one-half the wall height measured to the plateline, or ridge beam, whichever is greater

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





ADU Max Height & Size

Existing

1. Height
 - Attached: 25 ft.
 - Detached: 14 ft.
2. Size
 - Attached: 50% of the living area of the main dwelling (up to 1,200 sq. ft.)
 - Detached: 1,200 sq. ft.
3. Stories
 - Attached: 2 (for lots greater than 6,000 sq. ft.)
 - Detached: 1

Proposed

1. The overall height of detached ADU not to exceed the height of the primary structure.
2. Allow two-story detached ADUs with a required minimum 10 foot rear yard setback and 6 feet interior side yard setback for the 2nd story element.

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. 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.

Next Steps

- **Joint PC & CC Study Sessions**
 - **8/20/19:** Overview of Zoning Ordinance Update
 - single family district changes, alignment with the General Plan, simplified processes, placemaking
 - **9/3/19:** Safe Parking & Assisted Living
 - **10/8/19:** Short-term Rental Regulations & Occupancy in Single Family Residences
- **Tentative Dates**
 - PC in December 2019
 - CC in January 2020



City of Santa Clara



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Historic Preservation 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

