

City Council agenda report for 12/14/16; Consider a proposed code amendment to allow attached awnings within the front setback area subject to certain standards.

Applicant: Santa Clara City

At the November 8th PC meeting there was a public hearing on the proposed amendment to Chapter 20, Supplementary & Qualifying Regulations, section 17.20.090 to allow attached awnings in the front setback area of residential zones. Currently there is an exception to allow attached porticos to extend into the front setback area over a circular driveway. The portico may extend to within 15' of the front or street-side property line. The City is proposing to allow a similar front setback exception for attached awnings in the front of the dwelling to extend to within 15' of the front property line. This is to allow attached awnings for shade and general home improvement purpose. Two people spoke in favor of the proposed amendment at the PC public hearing, and that was the only public input received.

The proposed code amendment is the underlined portion of Section 17.20.090.

17.20.090 Yards To Be Unobstructed; Exceptions

Every part of a required yard shall be open to the sky, unobstructed except for accessory buildings in a yard, the ordinary projections of skylights, sills, belt courses, cornices, ornamental features, bay windows, and unsupported roofs which project into a yard not more than four feet (4').

The setback shall be measured from the property line to the nearest vertical part of construction. This includes supporting posts or columns for carports, covered patios, etc.

A. Porticos extending from the dwelling over the main doorway and over a circular drive-through driveway, may be allowed to project to within fifteen feet (15') of the front or street side property line. Porticos shall remain fully open on three (3) sides and not more than thirty feet (30') in width. (Ord. 97-06 § 4-9)

B. Awnings attached to and extending from the front of the dwelling may be allowed to project to within fifteen **feet (15')** of the front property line, subject to compliance with all of the following conditions:

1. The awning shall **remain fully open on three sides, and limited to 30' in width,** unless otherwise approved by the Planning Commission.
2. The materials and appearance of the awning are compatible with the dwelling in color and design, in the opinion of the Community Development Director.
3. The awning is constructed of new materials, or has the appearance of new materials.

PC Action: The PC recommends approval of the above code amendment with the modifications proposed by the PC and reflected in the above revised Section B.