



City of Santa Clara

Meeting Agenda

Historical & Landmarks Commission

Thursday, June 5, 2025

6:00 PM

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting the Historical and Landmarks Commission meeting in a hybrid manner (in-person and methods for the public to participate remotely)

• Via Zoom:

o <https://santaclaraca.zoom.us/j/97233262035> or

o Phone: 1 (669) 900-6833

Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting. Clearly indicate the project address, meeting body, and meeting date in the email.

PUBLIC PARTICIPATION IN ZOOM WEBINAR:

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

CALL TO ORDER AND ROLL CALL

CONSENT CALENDAR

1. 25-648 [Historical and Landmarks Commission Meeting Minutes of April 3, 2025](#)

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the April 3, 2025 Meeting.

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]

GENERAL BUSINESS

2. 25-455 [PUBLIC HEARING: Recommendation on a Proposed 987 Square Foot First Floor Addition and 942 Square Foot Second Story Addition \(PLN25-00049\) to an Existing Potentially Historic Resource at 642 Park Court Located Within 200 Feet of Historic Resource Inventory Properties.](#)

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 642 Park Court will not destroy or have significant adverse effect on the integrity of the HRI listed properties within 200 feet of the subject property; that the proposed construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

STAFF REPORT

1. Training and Travel Request

COMMISSIONERS REPORT

Subcommittee Reporting - 20 Minutes

Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium
Historic Preservation Society of Santa Clara
Old Quad Residents Association
Development Review Hearing
BART/ High Speed Rail/ VTA BRT Committee
El Camino Real Specific Plan Community Advisory Committee
Downtown Precise Plan
Santa Clara Station Area Task Force

Vargas-Smith / Romano
Vargas-Smith / Leung
Leung
Romano /Vargas-Smith
Vargas-Smith/ Leung
Leung
Vargas-Smith/Stocks
Leung/Stocks

ADJOURNMENT

The next regular scheduled meeting is August 7, 2025.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
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Agenda Report

25-648

Agenda Date: 6/5/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission Meeting Minutes of April 3, 2025

RECOMMENDATION

Approve the Historical and Landmarks Commission Meeting Minutes of the April 3, 2025 Meeting.



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

04/03/2025

6:00 PM

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

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CALL TO ORDER AND ROLL CALL

Chair Leung called the meeting to order at 6:00 p.m.

Present 6 - Commissioner Michael Celso , Commissioner Amy Kirby, Chair Patricia Leung, Commissioner Kathleen Romano, Commissioner Ed Stocks, and Vice Chair Ana Vargas-Smith

Absent 1 - Commissioner Yvonne Inciarte

A motion was made by Commissioner Stocks, seconded by Commissioner Celso, to excuse Commissioner Inciarte.

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Absent: 1 - Commissioner Inciarte

CONSENT CALENDAR

1.A [25-393](#) Historical and Landmarks Commission Meeting Minutes of October 3, 2024 - Continued from February 6, 2025 and March 6, 2025 Meeting

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the October 3, 2024 Meeting.

Commissioner Stocks and Vice Chair Vargas-Smith were not in attendance at the October 3, 2024 meeting and abstained from voting.

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to approve staff recommendation, with the correction Commissioner Celso provided on page two, to state "nominated" instead of "voted".

Aye: 4 - Commissioner Celso, Commissioner Kirby, Chair Leung, and Commissioner Romano

Excused: 1 - Commissioner Inciarte

Abstained: 2 - Commissioner Stocks, and Vice Chair Vargas-Smith

1.B [25-407](#) Historical and Landmarks Commission Meeting Minutes of March 6, 2025

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the March 6, 2025 Meeting.

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to approve staff recommendation.

Aye: 4 - Commissioner Celso, Chair Leung, Commissioner Romano, and Vice Chair Vargas-Smith

Excused: 1 - Commissioner Inciarte

Abstained: 2 - Commissioner Kirby, and Commissioner Stocks

PUBLIC PRESENTATIONS

Public Comments: **None.**

GENERAL BUSINESS

2. [25-397](#) PUBLIC HEARING: Continuance for Recommendation on the Architectural Review of (PLN24-00460) for a Demolition of the Existing Single-Family Residence and Construction of a 2,274 Square-Foot Four-Bedroom, Three-and-half Bathroom Two-Story Residence with an Attached Two-Car Garage located at 520 Hilmar Street within 200 Feet of Historic Properties.

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 520 Hilmar Street will not destroy or have a significant adverse effect on the integrity of the HRI listed properties within 200 feet at 530-560 Hilmar Street; that the construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

Senior Planner, Steve Le provided the staff presentation.

Thanh Nguyen provided the applicant presentation.

Public Speaker:

Mark Kelsey

A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to close public hearing.

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Excused: 1 - Commissioner Inciarte

A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to deny staff recommendation for the following reasons: (1) massing is larger than the adjacent residence, and neighboring residences along Hilmar Street; (2) ground floor front setback is closer to the street than along Hilmar Street; (3) second-story front setback is closer to the street than adjacent residence, and neighboring residences along Hilmar Street; (4) orientation is not congruent with the neighboring residences along Hilmar Street; (5) missing exterior detail material for Spanish style architecture.

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Excused: 1 - Commissioner Inciarte

3. [25-361](#) PUBLIC HEARING: Consideration of a Historical Preservation Agreement (Mills Act Contract) (File No. PLN25-00085) for 1111 Harrison Street

Recommendation: Staff recommends that the Historical and Landmarks Commission determine the project to be exempt from CEQA pursuant to CEQA Section 1561(b)(3) and find that the Mills Act Application and associated 10-Year Plan for restoration and maintenance accomplish the intent of preserving and maintaining the historical significance of the property; and therefore, recommend City Council approval of a Mills Act Contract, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1111 Harrison Street.

Associate Planner, Daniel Sobczak provided the staff presentation.

Homeowner Steven Reeber answered questions from the Commissioners.

Public Comments: **None.**

A motion was made by Commissioner Stocks, seconded by Commissioner Celso, to close public hearing.

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Excused: 1 - Commissioner Inciarte

A motion was made by Commissioner Stocks, seconded by Vice Chair Vargas-Smith, to approve staff recommendation, with conditions to install a new bronze plaque correcting the construction year to 1892, and with modifications to the 10-year plan: (1) for years 3 - 4 any repairs or replacements should be done with like materials and like styles; and (2) that wood windows are repaired with like materials.

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Excused: 1 - Commissioner Inciarte

4. [25-363](#) PUBLIC HEARING: Recommendation on the Architectural Review (PLN25-00065) for the Demolition of an Existing Uninhabitable Commercial Structure and the Construction of a New 2,598 Square-Foot Two-Story Residence with Four Bedrooms and Three and a Half Bathrooms Located at 1175 Lafayette Street within 200 Feet of Historic Resource Inventory Properties.

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for the demolition of an existing structure and the construction of a new 2,598 square-foot four bedroom, three and one half-bathroom two-story residence with a two-car garage and a detached accessory dwelling unit (ADU) at 1175 Lafayette Street, subject to the findings and conditions of approval.

Associate Planner, Daniel Sobczak provided the staff presentation.

Peter Trinh provided the applicant presentation.

Public Comments: **None.**

A motion was made by Vice Chair Vargas-Smith, seconded by Commissioner Celso, to close public hearing.

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Excused: 1 - Commissioner Inciarte

A motion was made by Commissioner Stocks, seconded by Vice Chair Vargas-Smith, to approve staff recommendation with the following additional conditions: (1) the applicant maintain the horizontal Hardie board siding as shown in the 3D renderings. The siding should differ in widths from the horizontal siding on surrounding properties; (2) the renderings should be updated to reflect the proper window sizes and reflect the site plans as reviewed and recommended for approval; (3) the window frames should be of a substantial material, not vinyl, and a dark color; (4) the garage doors should have a differing style than reflected on the renderings, using carriage doors, or something similar to reflect the historic neighborhood; (5) the applicant, prior to demolition, should document the building to be removed with extensive interior and exterior photos, an expanded history of the structure including the owners and occupants, and the measurements of the original building.

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Excused: 1 - Commissioner Inciarte

STAFF REPORT

1. Training and Travel Request

No updates on this item.

2. Budget Update

No updates on this item.

COMMISSIONERS REPORT

Subcommittee Reporting - 20 Minutes

Commissioners discussed the banners for Historic Preservation Month in May.

Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium

Vargas-Smith / Romano

Historic Preservation Society of Santa Clara

Vargas-Smith / Leung

Old Quad Residents Association

Leung

Development Review Hearing

Romano /Vargas-Smith

BART/ High Speed Rail/ VTA BRT Committee

Vargas-Smith/ Leung

El Camino Real Specific Plan Community Advisory Committee

Leung

Downtown Precise Plan

Vargas-Smith/Stocks

Santa Clara Station Area Task Force

Leung/Stocks

Commissioners provided updates on various items, meetings, and groups that they are assigned to.

ADJOURNMENT

A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to adjourn the meeting at 8:49 p.m.

Aye: 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

Excused: 1 - Commissioner Inciarte

The next regular scheduled meeting is on Thursday, May 1, 2025 at 6 p.m.

MEETING DISCLOSURES

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Agenda Report

25-455

Agenda Date: 6/5/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

PUBLIC HEARING: Recommendation on a Proposed 987 Square Foot First Floor Addition and 942 Square Foot Second Story Addition (PLN25-00049) to an Existing Potentially Historic Resource at 642 Park Court Located Within 200 Feet of Historic Resource Inventory Properties.

File No.: PLN25-00049

Location: 642 Park Court

Applicant: Scott Galka

Owner(s): Geetha Chandu

Request: Architectural Review for the construction of a 942 square foot second story addition and a 987 square foot first floor addition, resulting in a 3,377 square foot five bedroom - three and a half bathroom two story potentially historic residence.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The project site is surrounded by predominately single story, vernacular, Craftsman Bungalow style single-family residences.
- The single-family residence is part of a subdivision tract developed between 1925 to 1930. See the Vicinity Map in Attachment 1
- The residences in this subdivision tract were designed in the Craftsman Bungalow architectural style with some designs that have Cape Cod, Colonial Revival, and Craftsman style. Common features found in these Craftsman Bungalow style residences are low, horizontal mass with a full-width gabled roof, horizontal wood lap siding with alternating wide and narrow boards, and a front entry volume emphasized by a slight bump-out.
- The project site is a 6,250 square-foot lot currently occupied by a 1,137 square-foot two-bedroom, one-bath single story residence with a detached one car garage. The residence was built in 1925.
- Staff recommended that the applicant complete a DPR 523A Form (Attachment 5), as the subject property is located within the same subdivision as 574, 584, 631 and 633 Park Court, other properties listed on the City's Historic Resource Inventory (HRI). The DPR 523A Form concluded that 642 Park Court is eligible for inclusion on the Historical Resource Inventory due to its "age, integrity, and meeting local criteria". However, the property owner is not proposing to initiate designating the property on the HRI and owner consent is required per the City Code Section 18.130.040 - HRI Property Designation. Per the Santa Clara City Code 18.120(D) 1, the request requires Architectural Review approval through a Development

Review Hearing due to the construction of a new second floor.

- The project is before the Historical and Landmarks Commission (HLC) in accordance with Historic Preservation Ordinance (Santa Clara City Code 18.130.070), which requires all projects within 200 feet of a Historic Resources Inventory (HRI) property requiring an Architectural Review through a Development Review Hearing to be first referred to the HLC.
 - The HLC shall review the project for neighborhood compatibility and consistency with the City's Design Guidelines and make a recommendation.
- The subject property at 642 Park Court is 200 feet away from 574, 584, 631, and 633 Park Court that are on the Historical Resource Inventory (HRI).
- The project proposes a 987 square-foot first floor addition and a 942 square-foot second story addition to the rear of an existing 1,137 square-foot single family residence. The first floor would be approximately 2,435 square feet while the second floor is 942 square feet. In addition, a new attached tandem garage will be built to replace the existing garage being removed to accommodate the project.
- This proposed addition will be built to the rear of the existing structure, approximately 55 feet from the front property line, to preserve the potentially historical structure. The second story meets current setback requirements which will reduce bulk and create a distinction between the new and the old through the placement of the second story element. The applicant is proposing to use materials for the addition that are like the original structure but is open to provide siding that is oriented differently to differentiate the addition to the original structure.
- The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014). Specifically, the project is consistent with the guidelines, in that:
 - The existing front of the house is to remain and is oriented toward the primary street frontage. A roof will be added over the front door creating a small front porch or entry element facing the street enhancing the architectural design.
 - The architectural features of the proposed design including the wood siding at the front of the structure, the siding on the rear of the structure, and the front porch are true to the architectural form and appropriate for the neighborhood.
 - The proposed second story is stepped back 10 feet from the side property lines.
 - The roof form proposed on the second story element derives from those found in the existing Park Court neighborhood which increase the compatibility with the neighborhood.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the request is on a project site less than five acres, served by all required utilities, meets all zoning standards, and doesn't destroy a potentially historical resource.

PUBLIC CONTACT

Public contact was made by posting the Historical and Landmarks Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on May 22, 2025. Planning staff has received public comments from the neighbors expressing concern with the size and scale of the proposal and the public correspondence is attached to this report.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 642 Park Court will not destroy or have significant adverse effect on the integrity of the HRI listed properties within 200 feet of the subject property; that the proposed construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department

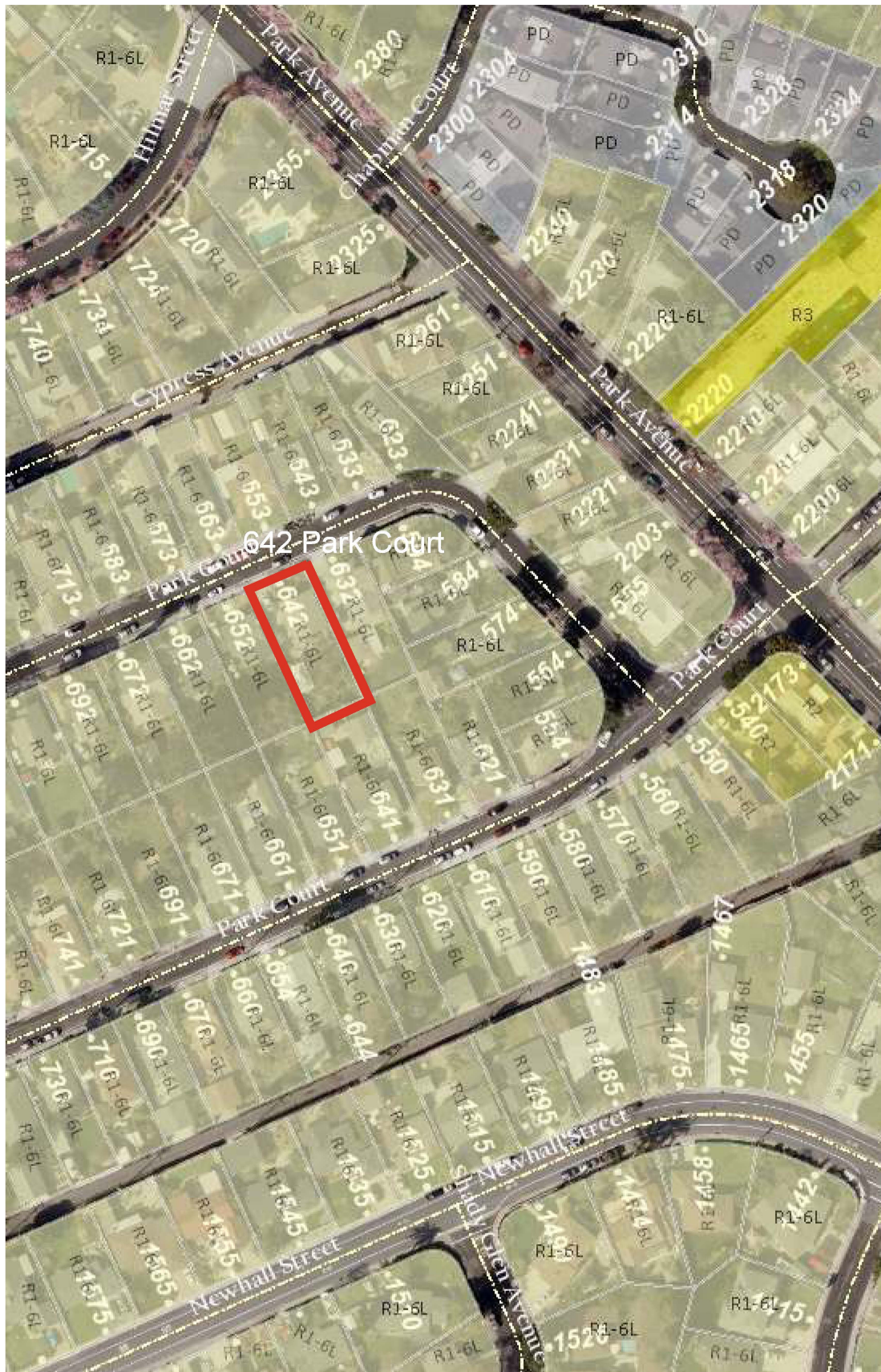
Reviewed by: Rebecca Bustos, Principal Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans
5. DPR 523 Form
6. Public Correspondence
7. Applicant Letter

Vicinity Map (Zoning) - 642 Park Court



Legend

Base Layers

Site Addresses

Single

Utility

Streets

Air Parcels

Land Parcels

Land Parcels

Common Areas



Notes

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 642 Park Court
Zoning: R1-6L

Project Number: PLN25-00049

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,250	6,250	6,000	Y
Lot Area per Dwelling Unit (SF):	6,250	6,250	--	--
Building Square Footage (SF)				
1st Floor:	1,158	2,033	--	--
2nd Floor:	--	942	--	--
Basement:	--	--	--	--
Garage	250	362	600 SF max	Y
Porch/Patio:	--	40	--	--
Total:	1,408	3,377	--	--
Floor Area Ratio:	0.22	0.54	--	--
% of 2nd floor to 1st floor:	--	0.39	66% max	Y
Building Coverage (%)				
Building Coverage (All):	0.22	0.39	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	20' – 7"	20' – 7"	20'	Y
(2nd floor):	--	55' - 4"	25'	Y
Left Side (1st floor):	5'	5'	5'	Y
(2nd floor):	--	10'	10'	Y
Right Side (1st floor):	14' – 9"	5'	5'	Y
(2nd floor):	--	14' – 9"	10'	Y
Side, Corner:	--	--	--	--
Rear (1st floor):	62'	32' – 4"	20'	Y
(2nd floor):	-	32' – 4"	20'	Y
Accessory Building Setbacks (FT)				
Front:	75' – 8"	--	20'	--
Side (left):	4' – 10"	--	3'	--
(right):	38'	--	3'	--
Side, Corner:	--	--	--	--
Rear:	42	--	3'	--
From main building:	11'	--	6'	--
Height (FT)				
Main building:	17'	24' – 6"	25'	Y
Accessory building:	9'	--	16'	--
# of Bedrooms/Bathrooms:	2/1	4/3	--	--
Parking:				

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	1	2	2	Y
Common Living Area (SFR)	22%	37%	Min 25%	Y
Open Landscaped Area (Front):	1,000	1,000	--	--

Conditions of Architectural Review Approval

PLN25-00049 / 642 Park Court

Architectural Review for the construction of a 942 square foot second story addition and a 987 square foot first floor addition, resulting in a 3,377 square foot five bedroom – three & a half bathroom two story potentially historical residence.

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is [Click or tap to enter a date.](#)
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

DURING CONSTRUCTION

- P2. **Construction Hours.** 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.
- P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

- P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

- P5. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P7. **Landscaping.** The owner or designee shall 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.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

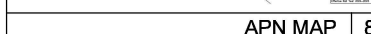
Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

SITE/BLDG INFORMATION		5
<p>TWO-STORY REAR ADDITION AND REMODEL. EXISTING ONE STORY 2 BR / 1 BATH SINGLE FAMILY RESIDENCE TO BE CONVERTED TO A 5 BR / 3 1/2 BATH SINGLE FAMILY RESIDENCE. NEW ENTRY PORCH, NEW ATTACHED GARAGE, RECONFIGURE INTERIOR, NEW WINDOWS, DOORS AND MECHANICAL/PLUMBING.</p> <p>PARCEL IS WITHIN 200' OF HISTORIC PROPERTIES. SEE AD.1 FOR MAP.</p>		

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SRG		
562 61ST STREET OAKLAND, CALIFORNIA 510.550.5311		
REVISIONS: △		ISSUE: ○
NO.	DATE	DESCRIPTION
①	04.07.2028	PLANNING SUBMITTAL
PROJECT:	RESIDENTIAL REMODEL	
842 PARK COURT SANTA CLARA, CA		
ARCHITECT OF RECORD:		
<p>The seal is circular with "LICENSED ARCHITECT" at the top, "SCOTT A. GALLO" in the center, "No. C-28898" below the name, and "STATE OF CALIFORNIA" at the bottom. There are stars on either side of the central text.</p>		
CONSULTANTS:		
SHEET DESCRIPTION:	COVERSHEET	
JOB NUMBER:	2024.043	
SCALE:		
DATE:	01.10.2028	
DRAWN BY:	SPF	
CHECKED BY:	SRG	
CAD TITLE:	A00.BS - COVER SHEET.dwg	
SHEET NUMBER:		
A0.0		
OF XX SHEETS		



		EXISTING	PROPOSE	CHANGE	
AREAS					
TOTAL LOT AREA	(²)	6250	NC	NC	-
FLOOR AREA	(²)	1150	2967	(+1817)	-
BLDG FOOTPRINT	(²)	1408	2000	(+592)	-
LOT COVERAGE (FOOTPRINT / LOT AREA)	(%)	22.5%	32.0%	(+9.5%)	40.0%

NOTE: N.C. = NO CHANGE SEE 10,14,15/A0.0 FOR AREA DIAGRAM	
LAND USE & ZONING	7

(TYPICAL UNLESS OTHERWISE NOTED PER SHEET NOTES)

	NORTH ARROW
	STEP / CHANGE IN HT TAG
	DATUM POINT REFERENCE
	ALIGN FINISH SURFACES
	ELEVATION TAG
	DELTA TAG / CLOUD
	WINDOW TAG
	DOOR TAG
	ROOM NAME TAG

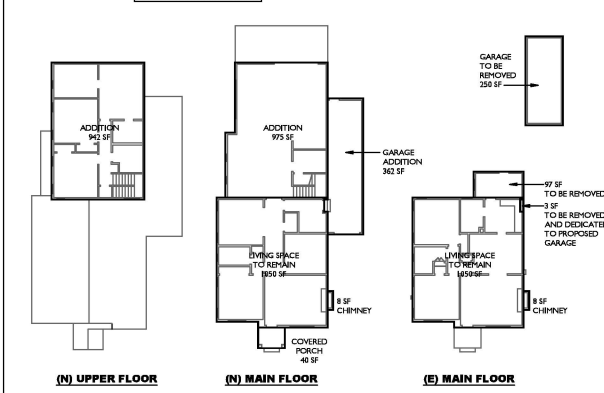
SYMBOL KEY

STAMPS AND APPROVALS	1.
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	CONTACT LIST	1
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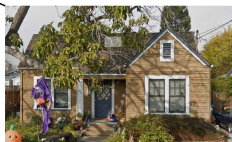
<u>PROPOSED AREA CALCULATIONS</u>		<u>EXISTING AREA CALCULATIONS</u>	
MAIN FLOOR +	2025 SF	MAIN FLOOR +	1150 SF
UPPER FLOOR +	342 SF	HOUSE -	1150 SF
TOTAL LIVING SPACE =	2367 SF	CHIMNEY -	8 SF
HOUSE -	1590 SF	GARAGE -	750 SF
COVERED PORCH -	40 SF	TOTAL FOOTPRINT =	1408 SF
CHIMNEY +	8 SF		
GARAGE -	360 SF		
TOTAL FOOTPRINT =	2008 SF		
		COVERAGE = 1408 / 6250 = 22.5%	
COVERAGE = 2000 / 6250 = 32.0%			



1/16" = 1'

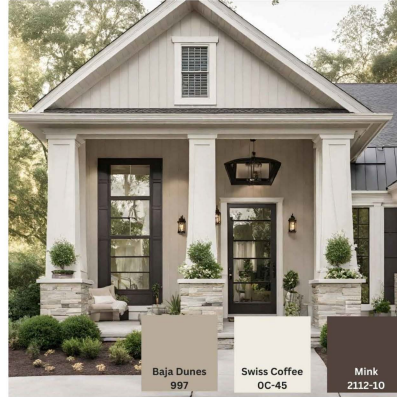
AREA DIAGRAMS

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PINK = MILLS ACT PROPERTIES
ORANGE = HISTORIC RESOURCES
YELLOW = PARCELS WITHIN 300' OF HISTORIC PROPERTIES

NEARBY HISTORIC HOUSES 3



PAINT COLORS
'BAJA DUNES' SIDING, 'SWISS COFFEE' TRIM AND PORTS, 'MINK' DOOR



PAINTED SIDING AND
PAINTED WOOD TRIM
TO MATCH EXISTING



CLAD WOOD WINDOWS WITH
SIMULATED DIVIDED LIGHTS,
COLOR: WHITE
(BILD-WIN OR EQ.)

PROPOSED COLORS AND MATERIALS 4



RENDERING 2



642 PARK COURT
STREET ELEVATION



642 PARK COURT
BACK ELEVATION



642 PARK COURT
NEIGHBOR TO LEFT



642 PARK COURT
NEIGHBOR TO RIGHT

PHOTOS OF HOUSE AND NEIGHBORS 1

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS		ISSUES
NO.	DATE	DESCRIPTION
1	04.07.2025	PLANNING SUBMITTAL

PROJECT:
RESIDENTIAL
REMODEL
642 PARK COURT
SANTA CLARA, CA

ARCHITECT OF RECORD:



CONSULTANTS:

SHEET DESCRIPTION:
RENDERING
AND PHOTOS

JOB NUMBER: 2024.043
SCALE:
DATE: 01.15.2025
DRAWN BY: SPF
CHECKED BY: SRG
CAD TITLE: A00.03 - COVER SHEET.dwg

SHEET NUMBER:

A0.1

OF XX SHEETS

GENERAL

1. INSPECTOR SHALL TEST ALL RIGIDS AND ELECTRICAL BEFORE COVER OR CONCEALMENT.

2. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 16 SQUARE INCHES IN RATED FIRE WALLS. NEVER INSTALL ELECTRICAL PANELS IN CLOSET. MAINTAIN A CLEARANCE OF 36" IN FRONT OF THE PANELS. (CCC 110.26)

SMOKE DETECTORS

1. PHOTOELECTRIC INTERCONNECTED SMOKE ALARMS

A. SHALL BE INSTALLED (A) IN EACH SLEEPING ROOM (B) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM OR ON THE CEILING OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. (CCC 913.14)

2. SMOKE ALARMS SHALL BE COVERED BY WITH A BATTERY BACKUP DETECTORS

3. SMOKE ALARMS SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION 913.43

4. NEW SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS SHALL BE CLEARLY ACCESSIBLE IN ALL BEDROOMS OVER 1,133 SQ. FT. (CCC 314.4, 314.5)

5. SPECIFIC LOCATION REQUIREMENTS FOR SMOKE ALARMS SHALL BE PER CCC 913.3.3

6. SMOKE ALARMS MUST BE TESTED IN ACCORDANCE WITH 11.27 AND CALIFORNIA STATE FIRE MARSHAL APPROVED FOR SMOKE ALARMS PER CCC 913.1.1

7. SMOKE ALARMS MUST BE INSTALLED A MINIMUM OF 20" HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. AN EXHAUSTION SMOKE ALARM WITH AN ALARM-BUILDING SWITCH MAY BE INSTALLED BY A FROM COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS MAY BE INSTALLED 8' OR GREATER FROM COOKING APPLIANCE WHERE THERE ARE NO INTERIOR PARTITIONS AND A 10' SEPARATION WOULD PREVENT INSTALLATION OF A REQUIRED SMOKE ALARM.

CARBON MONOXIDE ALARMS

A. CARBON MONOXIDE ALARMS ARE TO BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT.

B. WHERE MORE THAN ONE CARBON MONOXIDE ALARMS IS REQUIRED, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. (CCC 915.7)

C. CARBON MONOXIDE ALARMS SHALL BE POWERED BY BATTERY WIRING CURRENT WITH BATTERY BACKUP DETECTORS INSTALLED IN SLEEPING AREAS. (CCC 915.7)

D. CARBON MONOXIDE ALARMS MUST BE TESTED IN ACCORDANCE WITH 11.23 PER CCC 915.1.1

E. DWELLINGS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCE SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS (A) OUTSIDE OF THE DWELLING, UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS (B) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (CCC 915.7)

LIGHTING

1. ALL INTERIOR AND OUTDOOR FIXTURES TO BE HIGH EFFICACY (NO EXCERPTIONS) PER TABLE 155.6-A. CEC SECTION 11.11.1

2. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, DOWNLIGHT (RECESSED) AND SCALED IN RATED FIRE WALLS. (CCC 110.26)

3. ALL REMAINING IN-PLACE LIGHTING IN BATHROOM, GARAGE, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL HAVE A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE IN EACH SPACE AND SHALL BE CONTROLLED BY A VACANCY SENSOR PER 2019 BUILDING DEPARTMENT SPECIFICATION 150.0.1.1

4. INSPECTOR SHALL TEST ALL WIRING AND BATTERY COVER OR CONCEALMENT.

5. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 16 SQUARE INCHES IN RATED FIRE WALLS. NEVER INSTALL ELECTRICAL PANELS IN CLOSET. MAINTAIN A CLEARANCE OF 36" IN FRONT OF THE PANELS. (CCC 110.26)

6. REFER TO HIGH EFFICACY LIGHT SOURCES CEC TABLE 155.6-A

7. FOR SINGLE FAMILY RESIDENTIAL, LIGHTING SHALL BE PROVIDED PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE AUTOMATIC CONTROLS. AUTOMATIC CONTROLS SHALL BE PROVIDED IN THE FORM OF A PHOTOELECTRIC AND PHOTOELECTRIC OR A PHOTOELECTRIC AND AUTOMATIC SWITCH CONTROLS. PHOTOELECTRIC, THE CLOCK OR AN OTHER MANAGEMENT CONTROL SYSTEM.

8. PHOTOELECTRIC CONTROLS SHALL BE PROVIDED FOR ALL LIGHTING FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT FIXTURES OR LAMP HOLDERS ARE NOT ALLOWED ON FIXTURES.

9. LIGHT FIXTURES WITH REMOVABLE GLASS OR PLASTIC COVERS ARE NOT ALLOWED ON FIXTURES.

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RECEPTACLES AND CIRCUITS

1. RECEPTACLES SHALL BE INSTALLED 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER RESISTANT. EXCEPT WHEN LOCATED MORE THAN 5.5' ABOVE THE GROUND, WITHIN CABINETS OR CURBBOARDS, OR WHEN PART OF A LUMINAIRE OR APPLIANCE. (CCC 406.12)

2. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. WALLS LONGER THAN 15' AND WALL SPACES GREATER THAN 15' PROVIDING THE FLOOR LINE OF THE WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE SHALL BE PROVIDED WITH A RECEPTACLE. THESE RECEPTACLES SHALL BE PROVIDED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, AND BEDROOMS. (CCC 406.12)

3. AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE WHILE STANDING AT GRADE LEVEL, AND NOT MORE THAN 6' ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. IN AN ATTACHED HOUSING BUILDING, THE REQUIREMENT IS FOR EACH SINGLE FAMILY DWELLING UNIT. (CCC 406.12)

4. PROVIDE UNDER OR OTHER APPROVED GROUNDING PER CCC 250

5. BOND ALL METALLIC GAS PIPES TO THE SERVICE GROUND. ALL ROUND CABLES MUST BE ACCESSIBLE AND OF AN APPROVED TYPE. (CCC 250.104)

6. PROVIDE PROTECTION FOR ALL 120V, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS AND IN BATHROOMS, AT KITCHEN COUNTERTOPS, AND GARAGE, EXCEPT FOR SINGLE OUTLET RECEPTACLES IN GARAGE, USED OR FIXED OR STATIONARY APPLIANCES. PER CCC 210.4(A)

7. PROVIDE COMBINATION 1-PHASE 15/20 AMP RECEPTACLE IN ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DINING ROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, KITCHEN AREA, HALLWAYS OR SIMILAR ROOMS. (CCC 210.4(A))

8. PROVIDE UNDER OR OTHER APPROVED GROUNDING PER CCC 250

9. BOND ALL METALLIC GAS PIPES TO THE SERVICE GROUND. ALL ROUND CABLES MUST BE ACCESSIBLE AND OF AN APPROVED TYPE. (CCC 250.104)

10. PROVIDE PROTECTION FOR ALL 120V, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS AND IN BATHROOMS, AT KITCHEN COUNTERTOPS, AND GARAGE, EXCEPT FOR SINGLE OUTLET RECEPTACLES IN GARAGE, USED OR FIXED OR STATIONARY APPLIANCES. PER CCC 210.4(A)

11. IN ALL AREAS SPECIFIED IN 220.53, ALL 125 VOLT, 15/20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CCC 406.12)

12. ALL 15A AND 20A 125V RECEPTACLES INSTALLED IN LAUNDRY AREAS MUST BE GFCI PROTECTED PER CCC 210.8 (10)

13. PROVIDE AT LEAST ONE SEPARATE 20-AMP CIRCUIT TO LAUNDRY APPLIANCES WITH NO OTHER OUTLETS TO THE CIRCUIT. (210.10)(2)

14. ONE 120 VOLT, 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLE OUTLETS IN GARAGE AND SHALL HAVE NO OTHER OUTLETS OTHER THAN RECEPTABLE OUTDOOR RECEPTACLE OUTLETS.

KITCHENS

1. PROVIDE RECEPTACLE OUTLETS AT EACH KITCHEN COUNTER SPACE WIDER THAN 12" LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" FROM A RECEPTACLE. (CCC 210.52)

2. PROVIDE AT LEAST ONE RECEPTACLE OUTLET AT EACH BOUND OR PERIMETER COUNTER SPACE WITH A LONG DIVISION OF 30" OR GREATER AND A SHORT DIVISION OF 12" OR GREATER PER CCC 210.52 (1)(2)

3. RECEPTACLES SHALL BE LOCATED WITHIN 20" ABOVE COUNTERTOP.

4. ELECTRICAL OUTLETS SERVING COUNTERTOP SHALL BE GFCI PROTECTED. (CCC 210.10)(2)

5. PROVIDE AT LEAST TWO SEPARATE GFCI PROTECTED 20-AMP CIRCUITS (FOR KITCHEN APPLIANCES) IN THE KITCHEN COUNTER AND BOUND OUTLETS. (CCC 210.53)

6. ALL ADDITIONAL 120 VOLT, 15A AND 20A RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CCC 406.12)

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BATHROOMS

1. PROVIDE ONE 20-AMP CIRCUIT FOR BATHROOM RECEPTACLE OUTLET OR PROVIDE A DEDICATED 20-AMP CIRCUIT FOR EACH BATHROOM. BATHROOM BEING ALTERED OR ADDED, NOTE BATH LIGHTING SHALL NOT BE ON AN OUTLET CIRCUIT. (CCC 210.11)(2)

2. PROVIDE AT LEAST ONE RECEPTACLE OUTLET SUPPLIED BY AT LEAST ONE 20 AMPHIRE BRANCH CIRCUIT WITHIN 3 FT. OF THE OUTSIDE EDGE OF EACH BATH. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THE RECEPTACLE OUTLET SHALL BE GFCI PROTECTED AND LOCATED ON A WALL THAT IS ADJACENT TO THE BATH OR ON THE SIDE OF THE BATH CABINET NOT MORE THAN 12" FROM THE BATH. (CCC 210.11)(2)

3. PROVIDE AT LEAST TWO SEPARATE GFCI PROTECTED 20-AMP CIRCUITS (FOR BATH KITCHEN APPLIANCES) IN THE KITCHEN COUNTER AND BOUND OUTLETS. (CCC 210.53)

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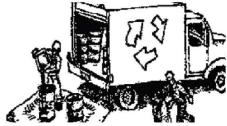
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23. ALL ADDITIONAL 120 VOLT

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- Bern and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- Use captured water from other activities (e.g., testing fire lines) for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



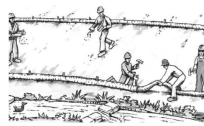
Vehicle and Equipment Maintenance

- Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- Ensure all subcontractors working onsite are implementing appropriate BMPs.

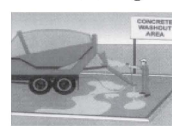
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- Divert water originating from offsite away from all onsite disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



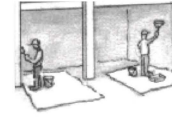
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- When construction is complete, remove all covers from storm drain inlets and manholes.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- When making saw cuts, use as little water as possible.
- Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



**Santa Clara Valley
Urban Runoff**

Pollution Prevention Program

February 2024

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS			ISSUES
NO.	DATE	DESCRIPTION	
1	04.07.2025	PLANNING SUBMITTAL	

PROJECT:
**RESIDENTIAL
REMODEL**
642 PARK COURT
SANTA CLARA, CA

ARCHITECT OF RECORD:



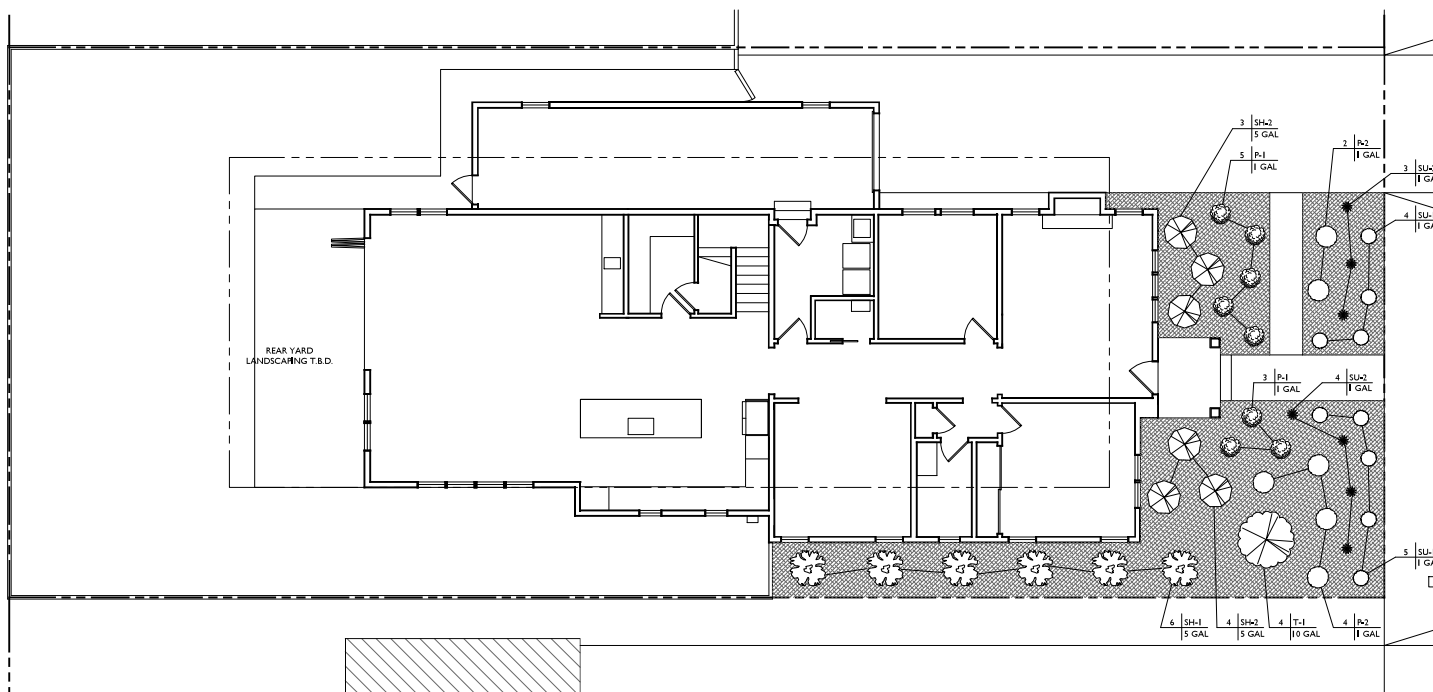
CONSULTANTS:

SHEET DESCRIPTION:
**BEST
MANAGEMENT
PRACTICES**

JOB NUMBER:	2024.043
SCALE:	
DATE:	01.15.2025
DRAWN BY:	SPF
CHECKED BY:	SRG
CAD TITLE:	A00.03 - BMP.dwg
SHEET NUMBER:	

A0.3

OF XX SHEETS



- PROTECTION**
1. PROTECT EXISTING TREES, IF APPLICABLE, FROM CONSTRUCTION ACTIVITIES. PROTECT TREE ROOTS FROM COMPACTION. DO NOT STORE MATERIALS UNDER TREES.
- GENERAL**
1. PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THE TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
 2. PLANTS STORED ON SITE SHALL BE WATERED DAILY.
 3. PLANT AND WATER WITHIN THIRTY MINUTES OF REMOVAL FROM FLATS OR CONTAINERS.
 4. PLANT TREES AND SHRUBS FIRST, THEN GROUND COVER PLANTS.
 5. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.
- MULCH**
1. AFTER PLANTING IS COMPLETE, MULCH ALL PLANTED AREAS IN A 3" LAYER OF ECO MULCH.
- SITE CLEANUP**
1. REMOVE ALL SURPLUS MATERIAL AND DEBRIS FROM THE SITE UPON COMPLETION OF THE WORK.

SYMBOL	CODE	TYPE	SCIENTIFIC NAME	COMMON NAME
	T-1	TREE	HETEROMELES ARBUTIFOLIA	TOYON
	SH-1	SHRUB	CEANOTHUS	CALIFORNIA LILAC
	SH-2	SHRUB	CELTUS 'SUNSET'	ROCK ROSE
	P-1	PERENNIAL	EPILOBELIUM CANUM	CALIFORNIA FUSCIA
	P-2	PERENNIAL	SALVIA SPATHACEA	HUMMINGBIRD SAGE
	SU-1	SUCCULENT	SENACIO MANDRALESCAE	BLUE CHALK STICKS
	SU-2	SUCCULENT	ECHIVERIA ELEGANS	ECHIVERIA
		MULCH		

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS:		ISSUES:
NO.	DATE	DESCRIPTION
1	04/07/2025	PLANNING SUBMITTAL

PROJECT
RESIDENTIAL REMODEL
842 PARK COURT
SANTA CLARA, CA



CONSULTANTS:

SHEET DESCRIPTION:
PROPOSED LANDSCAPE PLAN

JOB NUMBER: 2204043
SCALE: AS NOTED
DATE: 01.10.2025
DRAWN BY: SPF
CHECKED BY: SRG
CAD FILE: 00 - LANDSCAPE PLAN 3-16 SCALE.dwg
SHEET NUMBER:

L1.0
OF XX SHEETS

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS: ISSUES:

NO.	DATE	DESCRIPTION
1	04.07.2025	PLANNING SUBMITTAL

PROJECT:
**RESIDENTIAL
REMODEL**
642 PARK COURT
SANTA CLARA, CA

ARCHITECT OF RECORD:



CONSULTANTS:

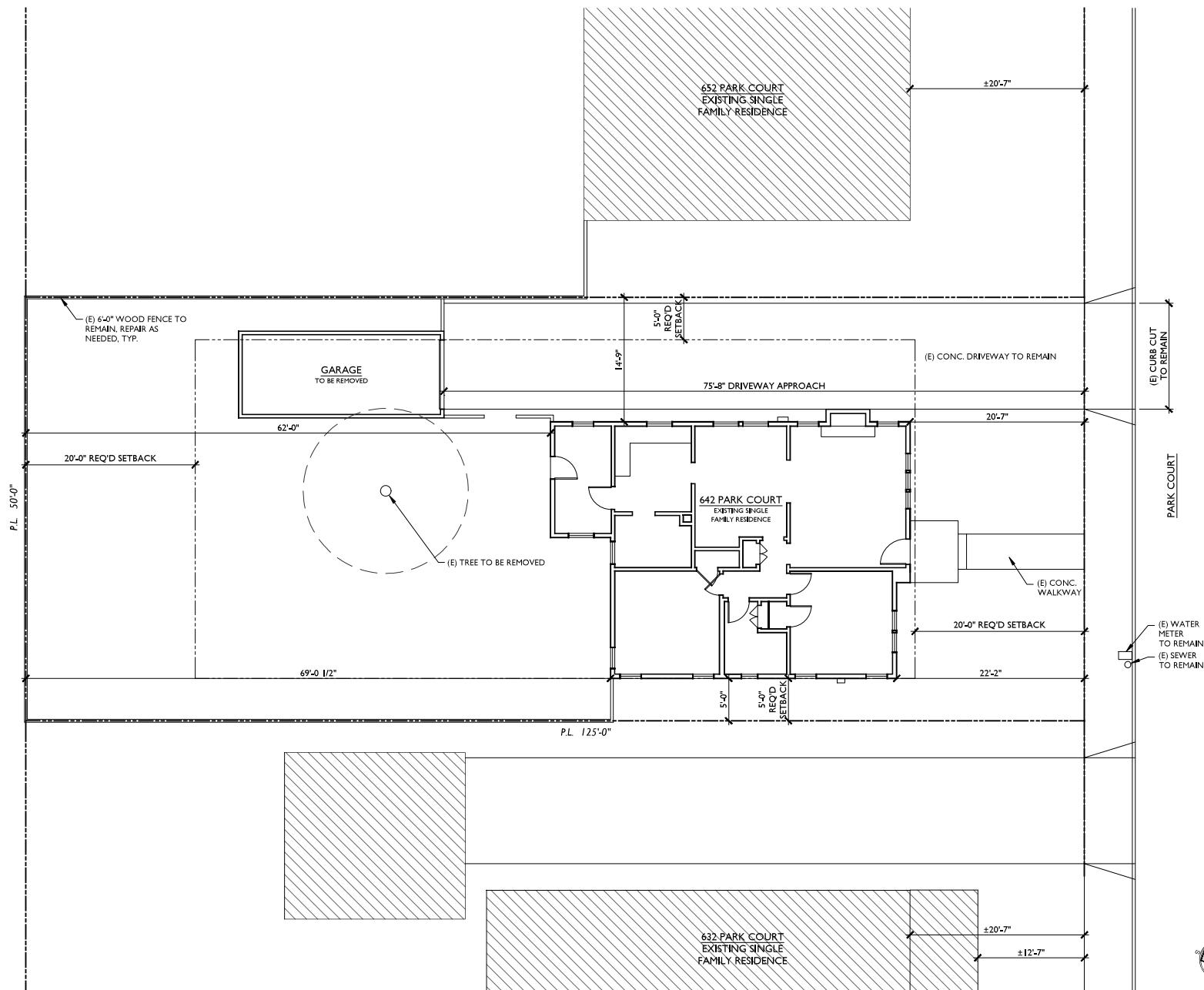
SHEET DESCRIPTION:
**EXISTING/DEMO
SITE PLAN**

JOB NUMBER: 2204043
SCALE: AS NOTED
DATE: 01.10.2025
DRAWN BY: SPF
CHECKED BY: SRG
CAD TITLE: A01.00 - SITE PLANS 3/16 SCALE.dwg
SHEET NUMBER:



SCALE: 3/16" = 1'-0"

EXISTING/DEMO SITE PLAN 1



[illegible]

PROJECT:
**RESIDENTIAL
REMODEL**
642 PARK COURT
SANTA CLARA, CA

ARCHITECT OF RECORD:



CONSULTANTS:

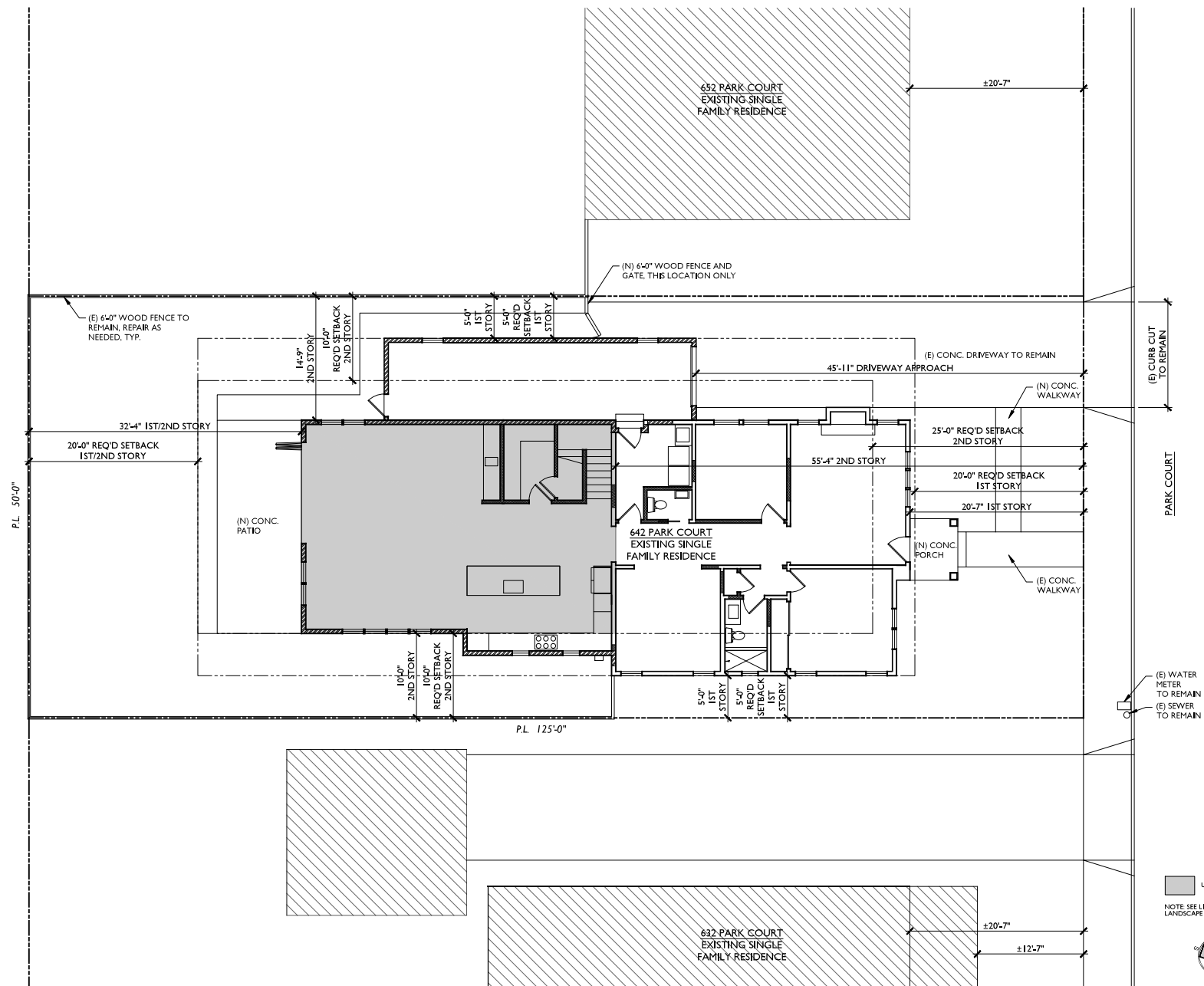
SHEET DESCRIPTION:

**PROPOSED
SITE PLAN**

JOB NUMBER:	2024.043
SCALE:	AS NOTED
DATE:	01.10.2025
DRAWN BY:	SPF
CHECKED BY:	SRG
CAD TITLE:	A01.00- SITE PLANS 3-15 SCALE.dwg
SHEET NUMBER:	

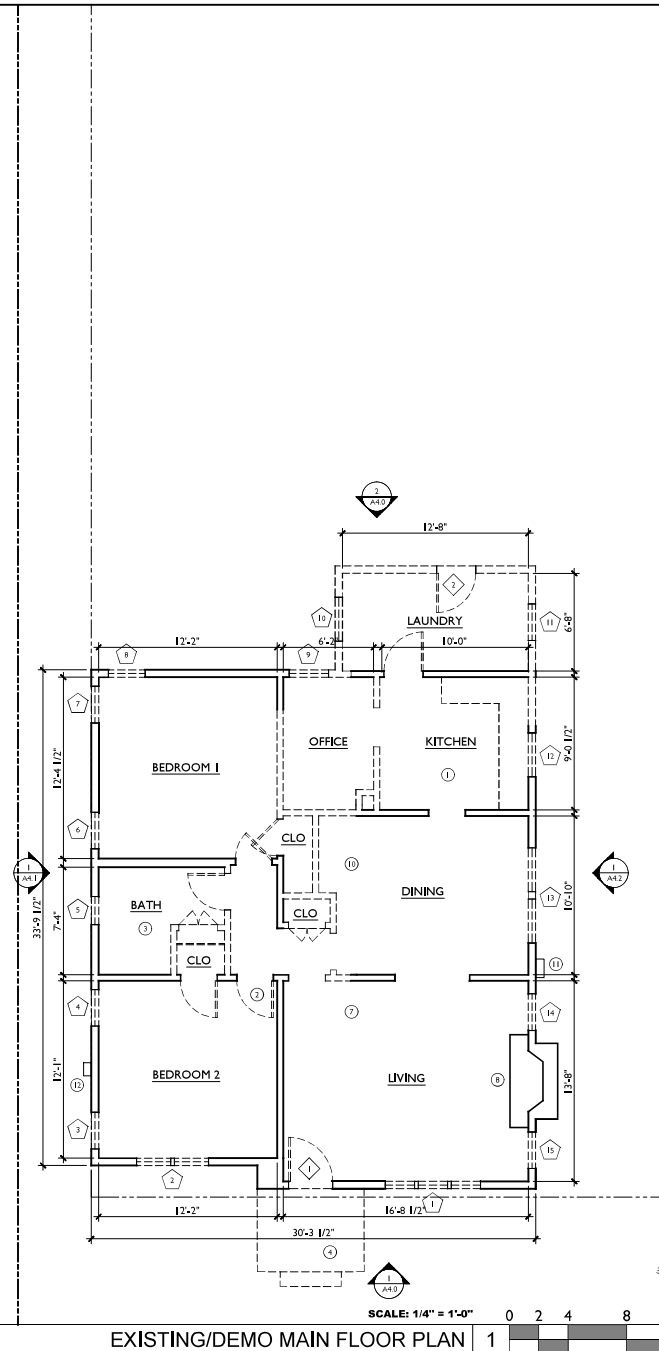
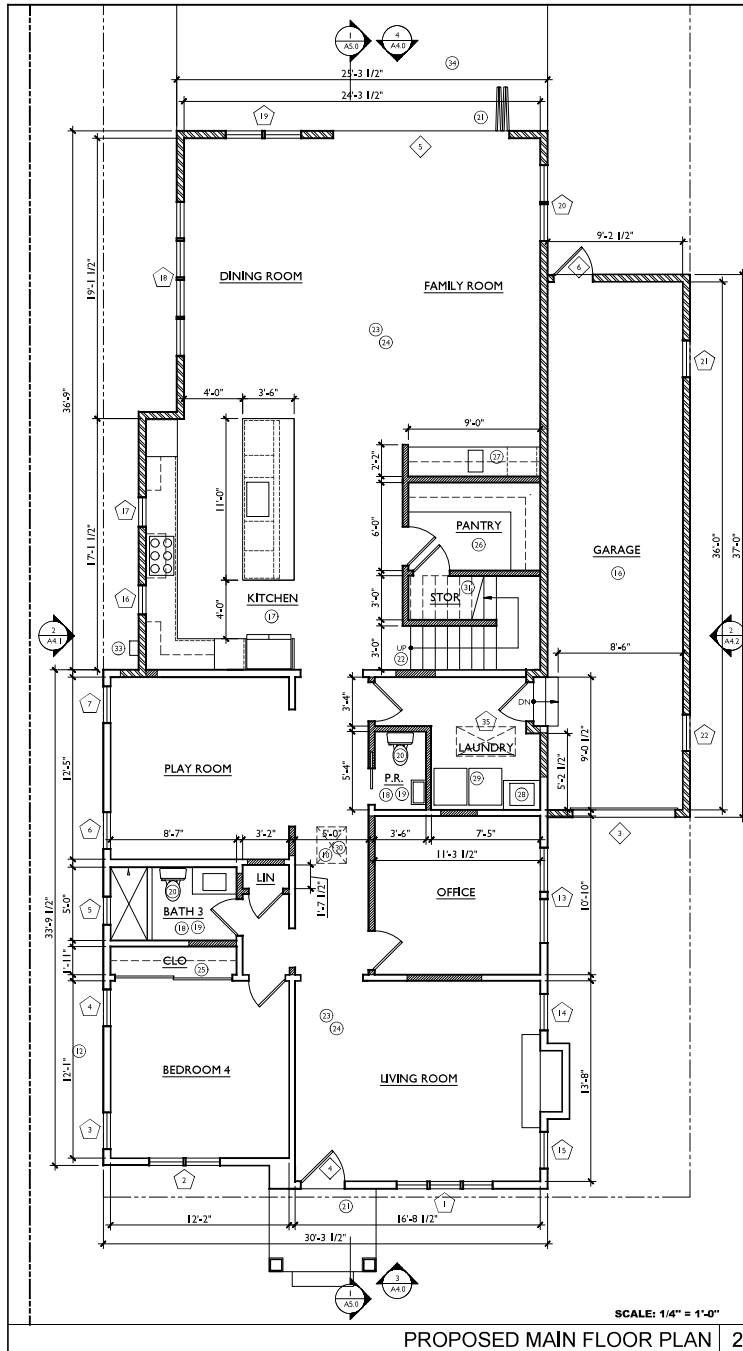
A1.1

OF XX SHEETS



SCALE: 3/16" = 1'-0"

PROPOSED SITE PLAN	1
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- (1) KITCHEN CABINETS, COUNTERTOPS, FINISHES, APPLIANCE AND FIXTURES TO BE REMOVED.
- (2) (E) INT DRS TO BE REMOVED, TYP.
- (3) (E) BATHROOM VANITY, FINISHES AND FIXTURES TO BE REMOVED.
- (4) (E) CONCRETE PORCH SLAB TO BE REPLACED IN KIND.
- (5) (E) ROOF TO BE REMOVED THIS AREA.
- (6) (E) ROOFING MATERIAL TO BE REMOVED, TYP.
- (7) (E) INTERIOR FINISHES TO BE REMOVED, TYP.
- (8) (E) CHIMNEY AND FIREPLACE TO BE RESTORED.
- (9) (E) WATER HEATER TO BE REMOVED.
- (10) (E) FAU IN CRAWLSPACE TO BE REPLACED, TO SERVE EXISTING HOUSE.
- (11) (E) GAS METER TO BE REMAIN, AUTOMATIC SHUTOFF AS REQ'D.
- (12) (E) ELECTRICAL METER TO REMAIN, UPGRADE TO 200 AMP.
- (13) (E) EXTERIOR FINISHES TO BE REPAIRED/REPLACED AND PAINTED.
- (14) NOT USED.
- (15) NOT USED.
- (16) (N) I-HR WALLS & 10'-0" DOOR RATED @ GARAGE.
- (17) (N) KITCHEN (N) (N) CABINETS, COUNTERTOPS, SINK, 30" DEEP, 36" GAS COOKTOP, 30" DEEP, WALL OVENS, 24" DBWASHER AND FIXTURES.
- (18) (N) TILE FLOORING.
- (19) (N) BATHROOM CABINETS, COUNTERTOPS, FIXTURES, & BATHTUB OR SHOWER W/ TILE SURROUND, SEE 9.10/AB & BATHROOM ON 400.1 FOR ADDITIONAL REQUIREMENTS.
- (20) PROVIDE CLEARANCES OF 15" ON EA. SIDE OF TOILET AND 24" IN FRONT OF TOILET AND VANITY.
- (21) 30" DEEP LANDING AT ALL EXT. DRG TYP.
- (22) (N) STAIR TREADS/RISSERS TO MATCH FLOORING, TYP. SEE 310.1 FOR STAIR REQUIREMENTS.
- (23) (N) INTERIOR WD BASEBOARD & TRIM, TYP.
- (24) (N) ENGINEERED WD FLOORING, TYP U.O.N.
- (25) (N) POLE AND/OR ADJUSTABLE SHELVING.
- (26) (N) CABINETS AND COUNTERTOPS.
- (27) (N) CABINETS W/ WHITE FRIDGE AND SINK.
- (28) (N) LAUNDRY SINK.
- (29) (N) WASHER/GAS DRYER LOCATION, VENT DRYER TO EXTERIOR, LOUVERED DOORS AS REQ'D.
- (30) (N) 24X36 ATTIC ACCESS.
- (31) ENCLOSURE UNDER STAIRS TO BE I-HR RATED.
- (32) (N) FAU IN (N) ATTIC, TO SERVE ADDITION.
- (33) (N) INSTANTANEOUS GAS WATER HEATER.
- (34) (N) CONC. PORCH/PATIO SLAB.
- (35) (N) LOW PROFILE VENTS.
- (36) (N) ROOF THIS AREA.
- (37) (N) GUTTERS/DOWNSPOUTS TIED INTO (N) PERIMETER DRAIN.
- (38) (N) CLASS A ASPHALT ROOFING MATERIAL OVER 2 LAYERS 15# BLDG PAPER.
- (39) (N) EXTERIOR WINDOW AND DOOR TRIM TO MATCH (E).
- (40) (N) TRIM PAINTED.
- (41) (N) HOUSE NUMBERS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, SEE A0.1 FOR REQ'TS.
- (42) (N) TRIM TO MATCH (E), OVER 3 LAYERS 15# BLDG PAPER.
- (43) (N) POSTS, PAINTED TO MATCH TRIM.
- (44) (N) TRIM, PAINTED TO MATCH TRIM.

KEY NOTES

1. DIMENSIONS ARE TO FINISH U.O.N.
 2. SEE A0.1 FOR GENERAL NOTES.
- (E) DOOR TAG, SEE 3/A2.2
 (W) WINDOW TAG, SEE 3/A2.2
 NEW SQUARE FOOTAGE SHOWN SHADED

SHEET NOTES

SYMBOL	WALL HEIGHT	LOCATIONS / DESCRIPTION	DETAIL
(E)	(E)	WALL	
(N)	(N)	EXTERIOR WALL	
(N)	(N)	INTERIOR PARTITION WALL	
(N)	(N)	DEMO WALL	
(N)	(N)	2X4 I-HOUR RATED WALL	

WALL LEGEND

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

NO.	DATE	DESCRIPTION
0	04/07/2025	PLANNING SUBMITTAL

PROJECT:
**RESIDENTIAL
REMODEL**
842 PARK COURT
SANTA CLARA, CA



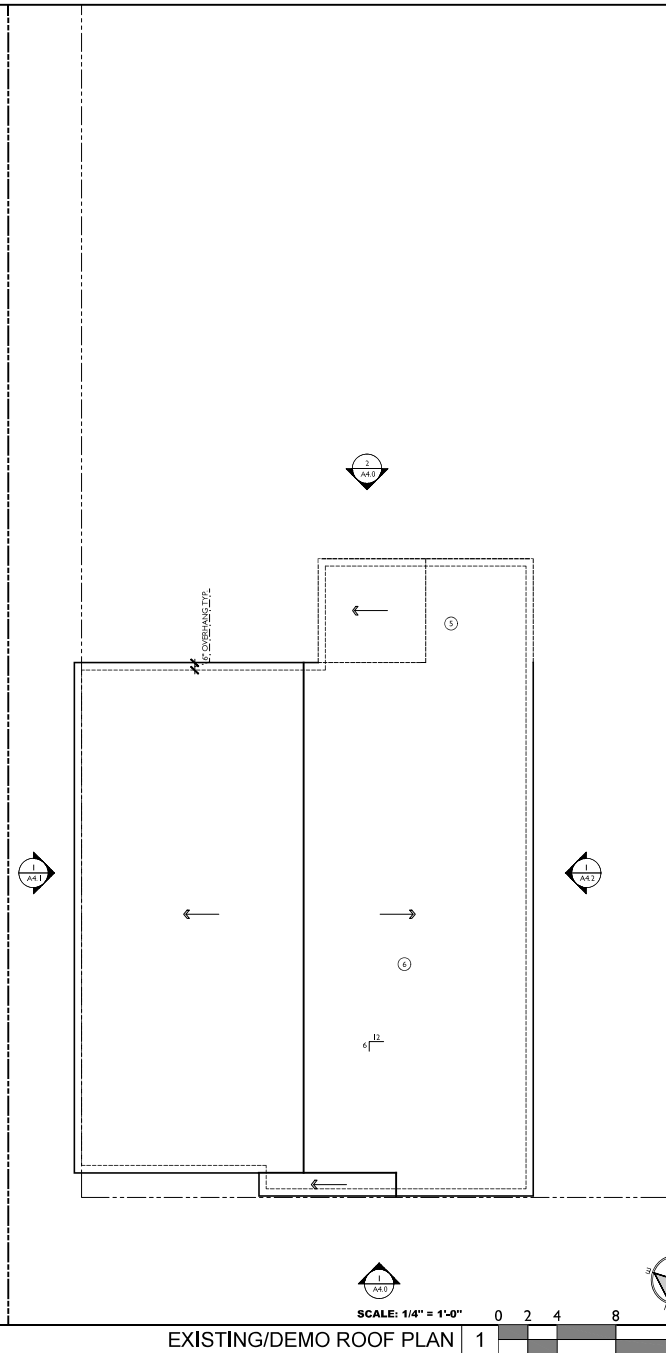
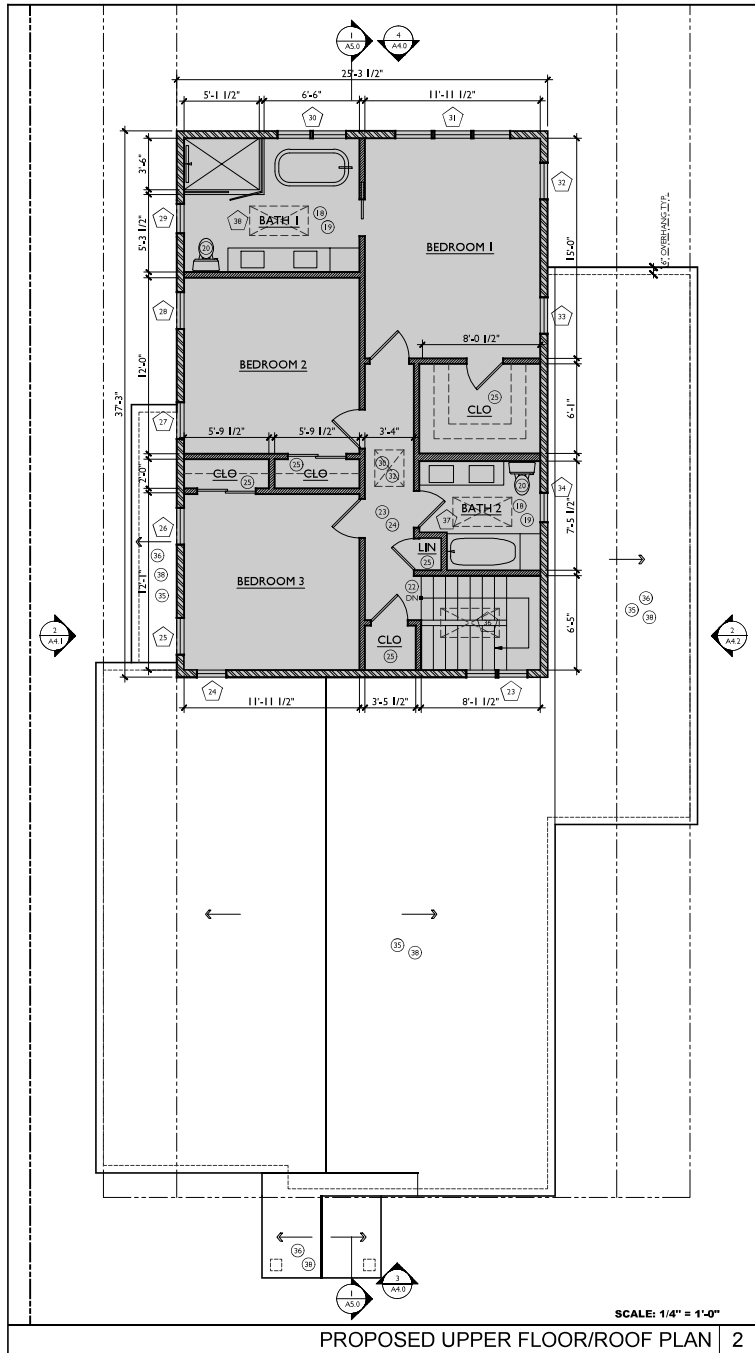
CONSULTANTS:

SHEET DESCRIPTION:
**EXISTING/DEMO
AND PROPOSED
MAIN FLOOR
PLANS**

JOB NUMBER: 2504043
SCALE: AS NOTED
DATE: 04.10.2025
DRAWN BY: SPF
CHECKED BY: SRG
CAD TITLE: A02.00 - FLR PLAN 1-4 SCALE.dwg
SHEET NUMBER:

A2.0

OF XX SHEETS



- (1) KITCHEN CABINETS, COUNTERTOPS, FINISHES, APPLIANCE AND FIXTURES TO BE REMOVED.
- (2) BATH 1 TO BE REMOVED, TYP.
- (3) BATHROOM VANITY, FINISHES AND FIXTURES TO BE REMOVED.
- (4) CONCRETE PORCH SLAB TO BE REPLACED IN KIND.
- (5) ROOF TO BE REMOVED THIS AREA.
- (6) ROOFING MATERIAL TO BE REMOVED, TYP.
- (7) INTERIOR FINISHES TO BE REMOVED, TYP.
- (8) CHIMNEY AND FIREPLACE TO BE RESTORED.
- (9) WATER HEATER TO BE REMOVED.
- (10) FAU IN CRAWLSPACE TO BE REPLACED, TO SERVE EXISTING HOUSE.
- (11) GAS METER TO REMAIN, AUTOMATIC SHUTOFF AS REQ'D.
- (12) ELECTRICAL METER TO REMAIN, UPGRADE TO 200 AMPS.
- (13) EXTERIOR FINISHES TO BE REPAIRED/REPLACED AND PAINTED.
- (14) NOT USED.
- (15) NOT USED.
- (16) 1-1/2" WALLS & 16" DOOR RATED @ GARAGE.
- (17) KITCHEN (N) CABINETS, COUNTERTOP, SINK, 36" DEEP GAS COOKTOP, 30" DBL. WALL OVENS, 24" DBH WASH. AND FIXTURES.
- (18) TILE FLOORING.
- (19) BATHROOM CABINETS, COUNTERTOPS, FIXTURES & BATHTUB OR SHOWER W/ TILE SUBFLOOR, SEE 9.10/AB & BATHROOMS ON 404.1 FOR ADDITIONAL REQUIREMENTS.
- (20) PROVIDE CLEARANCES OF 15" ON EA. SIDE OF TOILET AND 24" IN FRONT OF TOILET AND VANITY.
- (21) 30" POST LANDING AT ALL EXT. DRG. TYP.
- (22) STAIR TREADS/RIERS TO MATCH FLOORING, TYP. SEE 9.10/AB FOR STAIR REQUIREMENTS.
- (23) INTERIOR WD. BASEBOARD & TRIM, TYP.
- (24) ENGINEERED WD. FLOORING, TYP. U.O.N.
- (25) POLE AND/OR ADJUSTABLE SHELVING.
- (26) CABINETS AND COUNTERTOPS.
- (27) CABINETS W/ WINE FRIDGE AND SINK.
- (28) LAUNDRY SINK.
- (29) WASHER/GAS DRYER LOCATION, VENT DRYER TO EXTERIOR, LOUVERED DOORS AS REQ'D.
- (30) 24X36 ATTIC ACCESS.
- (31) ENCLOSURE UNDER STAIRS TO BE 1-HR. RATED.
- (32) FAU IN (N) ATTIC TO SERVE ADDITION.
- (33) INSTANTANEOUS GAS WATER HEATER.
- (34) CONC. PORCH/PATIO SLAB.
- (35) LOW PROFILE VENTS.
- (36) ROOF THIS AREA.
- (37) GUTTER/DOWNSPOUTS TIED INTO (N) PER-METER DRAIN.
- (38) CLASS A ASPHALT ROOFING MATERIAL OVER 2 LAYERS 15# BLDG. PAPER.
- (39) EXTERIOR WINDOW AND DOOR TRIM TO MATCH (E).
- (40) TRIM, PAINTED.
- (41) HOUSE NUMBERS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, SEE A0.1 FOR REQ'TS.
- (42) TRIM TO MATCH (E), OVER 3 LAYERS 15# BLDG. PAPER.
- (43) POSTS, PAINTED TO MATCH TRIM.
- (44) TRIM, PAINTED TO MATCH TRIM.

KEY NOTES

1. DIMENSIONS ARE TO FINISH U.O.N. SEE A0.1 FOR GENERAL NOTES.
2. DOOR TAG, SEE 3/A2.2.
3. WINDOW TAG, SEE 3/A2.2.
4. NEW SQUARE FOOTAGE SHOWN SHADDED.

SHEET NOTES

SYMBOL	WALL HEIGHT	LOCATIONS / DESCRIPTION	DETAIL
(E)	(E)	WALL	
SEE ELEVATIONS	(N)	EXTERIOR WALL	
FULL	(N)	INTERIOR PARTITION WALL	
SEE PLAN	(N)	DEMO WALL	
*****	(N)	2X4 1-HOUR RATED WALL	

WALL LEGEND

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

NO.	DATE	DESCRIPTION
1	04/07/2025	PLANNING SUBMITTAL

PROJECT
**RESIDENTIAL
REMODEL**
842 PARK COURT
SANTA CLARA, CA



CONSULTANTS:

SHEET DESCRIPTION:
**EXISTING/DEMO
AND PROPOSED
UPPER FLOOR
AND ROOF PLANS**

JOB NUMBER:	2204043
SCALE:	AS NOTED
DATE:	01.10.2025
DRAWN BY:	SPF
CHECKED BY:	SRG
CAD TITLE:	A02.00 - FLR PLAN 1-4 SCALE.dwg
SHEET NUMBER:	

A2.1

OF XX SHEETS

	(A) LOCATION	(B) LOCATION	(C) WINDOW TYPE	(D) WINDOW TYPE	(E) WINDOW MATERIAL	(F) WINDOW MATERIAL	(G) SIZE (W x H)	(H) SIZE (W x H)	(I) MUNTIN/GRIDS	(J) TEMPER	(K) EGRESS	(L) NOTES
1	LIVING	LIVING	DH	CSMT	VNVL	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
1	LIVING	LIVING	DH	CSMT	VNVL	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
1	LIVING	LIVING	DH	CSMT	VNVL	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
2	BEDROOM 3	BEDROOM 4	DH	CSMT	VNVL	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
2	BEDROOM 3	BEDROOM 4	DH	CSMT	VNVL	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
3	BEDROOM 2	BEDROOM 4	DH	CSMT	WOOD	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
4	BEDROOM 2	BEDROOM 4	DH	CSMT	WOOD	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	YES	TO RT IN (E) OPENING
5	BATH	BATH 3	DH	CSMT	VNVL	VNVL	1-11'X3'-4"	1-11'X3'-4"	YES	YES	-	TO RT IN (E) OPENING
6	BEDROOM 1	PLAYROOM	DH	CSMT	VNVL	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
7	BEDROOM 1	PLAYROOM	DH	CSMT	VNVL	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
8	BEDROOM 1	-	DH	-	VNVL	-	2-4'X4'-5"	-	-	-	-	-
9	OFFICE	-	DH	-	VNVL	-	2-4'X4'-5"	-	-	-	-	-
10	LAUNDRY	-	DH	-	VNVL	-	2-4'X4'-5"	-	-	-	-	-
11	LAUNDRY	-	DH	-	VNVL	-	2-4'X4'-5"	-	-	-	-	-
12	KITCHEN	-	DH	-	WOOD	-	2-4'X4'-5"	-	-	-	-	-
13	DINING	OFFICE	DH	CSMT	WOOD	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
13	DINING	OFFICE	DH	CSMT	WOOD	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	YES	TO RT IN (E) OPENING
14	LIVING	LIVING	DH	CSMT	VNVL	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
15	LIVING	LIVING	DH	CSMT	VNVL	CLAD WOOD	2-4'X4'-5"	2-4'X4'-5"	YES	-	-	TO RT IN (E) OPENING
16	-	KITCHEN	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	-	8'-4" HEAD HT
17	-	KITCHEN	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	-	8'-4" HEAD HT
18	-	DINING	-	CSMT	-	CLAD WOOD	-	2-4'X3'-9"	YES	-	-	8'-4" HEAD HT
18	-	DINING	-	CSMT	-	CLAD WOOD	-	2-4'X3'-9"	YES	-	-	8'-4" HEAD HT
18	-	DINING	-	CSMT	-	CLAD WOOD	-	2-4'X3'-9"	YES	-	-	8'-4" HEAD HT
18	-	DINING	-	CSMT	-	CLAD WOOD	-	2-4'X3'-9"	YES	-	-	8'-4" HEAD HT
19	-	DINING	-	CSMT	-	CLAD WOOD	-	2-4'X3'-9"	YES	-	-	8'-4" HEAD HT
19	-	DINING	-	CSMT	-	CLAD WOOD	-	2-4'X3'-9"	YES	-	-	8'-4" HEAD HT
20	-	LIVING ROOM	-	CSMT	-	CLAD WOOD	-	2-4'X3'-9"	YES	-	-	8'-4" HEAD HT
20	-	LIVING ROOM	-	CSMT	-	CLAD WOOD	-	2-4'X3'-9"	YES	-	-	8'-4" HEAD HT
21	-	GARAGE	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	-	8'-4" HEAD HT
22	-	GARAGE	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	-	-
23	-	STAIR	-	CSMT	-	CLAD WOOD	-	2-4'X3'-4"	YES	-	-	-
23	-	STAIR	-	CSMT	-	CLAD WOOD	-	2-4'X3'-4"	YES	-	-	-
24	-	BEDROOM 3	-	CSMT	-	CLAD WOOD	-	2-4'X3'-4"	YES	-	-	-
25	-	BEDROOM 3	-	CSMT	-	CLAD WOOD	-	2-4'X3'-4"	YES	-	-	-
26	-	BEDROOM 3	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	YES	-
27	-	BEDROOM 3	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	-	-
28	-	BEDROOM 3	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	YES	-
29	-	BATH 1	-	CSMT	-	CLAD WOOD	-	2-4'X3'-4"	YES	YES	-	-
30	-	BATH 1	-	CSMT	-	CLAD WOOD	-	2-4'X3'-4"	YES	YES	-	-
30	-	BATH 1	-	CSMT	-	CLAD WOOD	-	2-4'X3'-4"	YES	YES	-	-
31	-	BEDROOM 1	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	-	-
31	-	BEDROOM 1	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	-	-
31	-	BEDROOM 1	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	-	-
32	-	BEDROOM 1	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	-	-
32	-	BEDROOM 1	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	-	YES	-
34	-	BATH 2	-	CSMT	-	CLAD WOOD	-	2-4'X3'-4"	YES	YES	-	-
35	-	LAUNDRY	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	YES	-	-
36	-	STAIR	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	YES	-	-
37	-	BATH 2	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	YES	-	-
38	-	BATH 1	-	CSMT	-	CLAD WOOD	-	2-4'X4'-4"	YES	YES	-	-

WINDOW SCHEDULE NOTES

- 1. ALL NEW WINDOWS TO BE DOUBLE PANE CLAD WOOD
- 2. CONCRETE ROUGH OPENING DIMENSIONS WITH WINDOW HFR
- 3. WINDOWS INSTALLED AND FLASHED IN ACCORDANCE WITH HFR INSTRUCTIONS
- 4. WINDOWS TO BE DESIGNED TO RESIST WIND LOADS
- 5. ANCHOR GLASS ASSEMBLY IN ACCORDANCE TO HFR INSTRUCTIONS FOR DESIGN PRESSURE
- 6. THIRD PARTY PERFORMANCE TESTING AND LABELING REQUIRED
- 7. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO ORDERING
- 8. SEE PLANS AND ELEVATIONS FOR LOCATION OF EGRESS WINDOWS
- 9. SEE A-1 FOR EGRESS AND GLAZING REQUIREMENTS
- 10. HEAD HEIGHT = 7'-0" U.O.N. IN SCHEDULE
- 11. TYP. SKYLIGHT TO BE VELUX FCH 2246 OR EQ. WATERPROOFED
- 12. SEE L-5.0.0.1 FOR WINDOW DETAILS

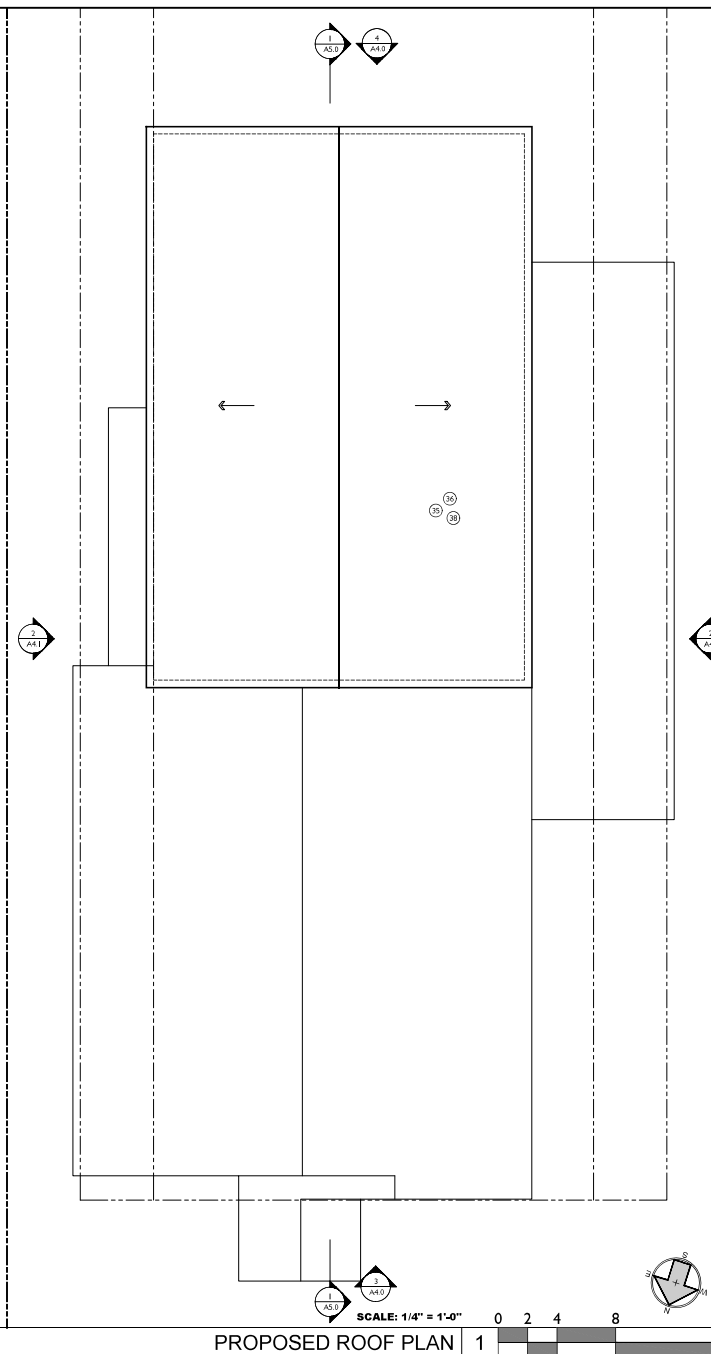
WINDOW SCHEDULE 3

	LOCATION	R/N SIZE (W x H)	OPERATION	GLAZING	HARDWARE	NOTES
1	ENTRY	3'-0"X6'-8"	SWING	YES	-	(B) TO BE REMOVED
2	LAUNDRY	2'-8"X6'-8"	SWING	YES	-	(B) TO BE REMOVED
3	GARAGE	8'-4"X7'-0"	SECTIONAL	YES	-	
4	ENTRY	3'-0"X6'-8"	SWING	YES	-	TO RT IN (E) OPENING
5	FAMILY	12'-0"X8'-0"	SLIDER	YES	-	
6	GARAGE	2'-8"X6'-8"	SWING	YES	-	

DOOR SCHEDULE NOTES

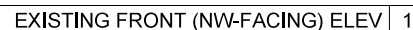
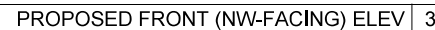
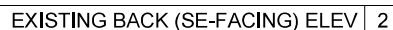
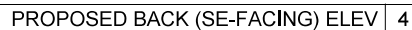
- 1. ALL DOORS TO BE 1-3/8" THICK U.O.N. AND ALL GLAZING TO BE TEMPERED
- 2. SEE PLAN FOR SWING DIRECTION
- 3. DIMENSIONS ARE FINISH DIMENSIONS. ALL ROUGH OPENINGS SHALL BE VERIFIED
- 4. CONTRACTOR SHALL SUBMIT SHOP DWGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION
- 5. SEE A-1 FOR OTHER REQUIREMENTS
- 6. INTERIOR DOORS TO HAVE SINGLE INSET PANEL

DOOR SCHEDULE 2



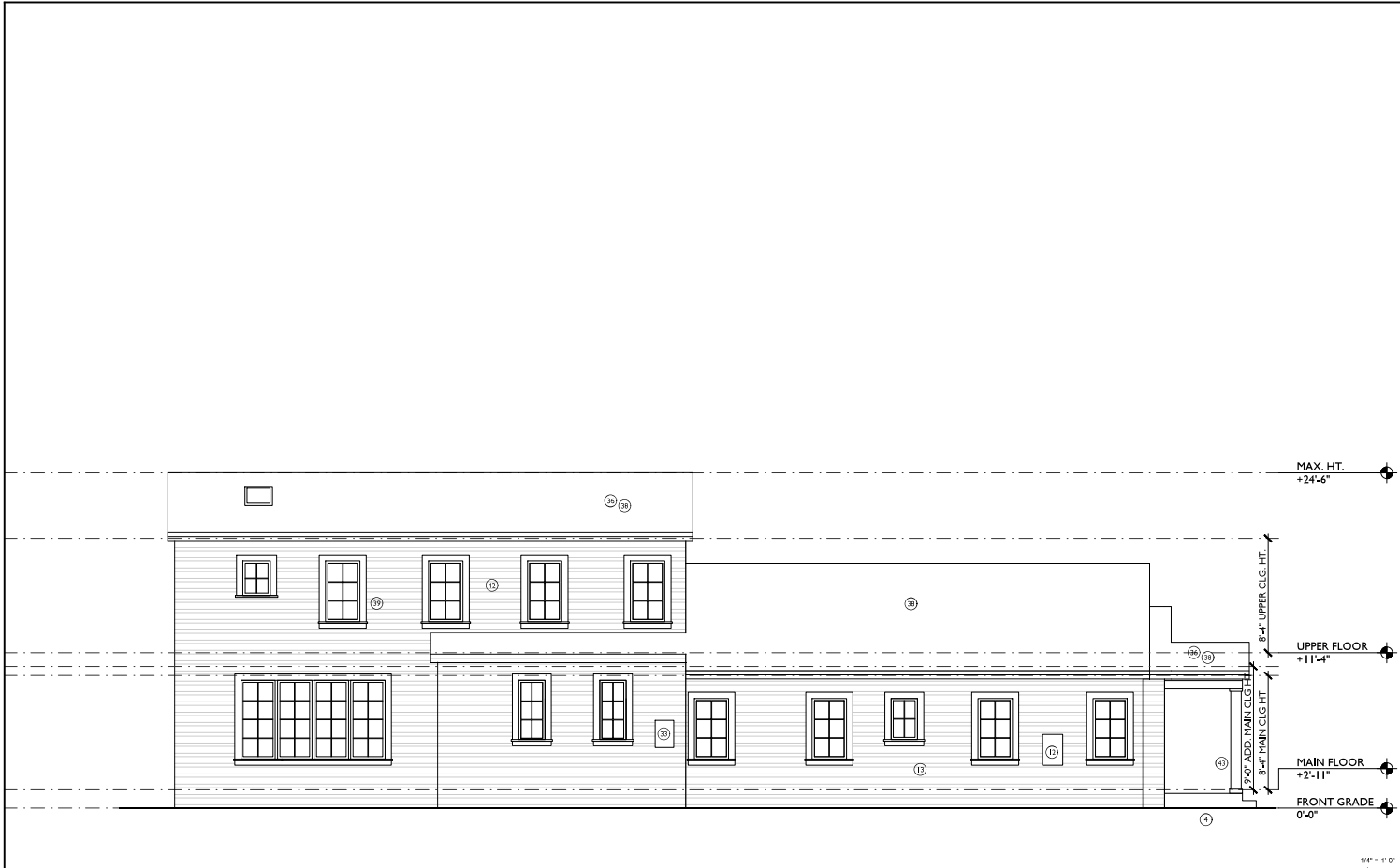
(1)	(E) KITCHEN CABINETS, COUNTERTOPS, FINISHES, APPLIANCE AND FIXTURES TO BE REMOVED.
(2)	(E) INT. DR'S TO BE REMOVED. TYP.
(3)	(E) BATHROOM VANITY, FINISHES AND FIXTURES TO BE REMOVED.
(4)	(E) CONCRETE PORCH SLAB TO BE REPLACED IN KIND.
(5)	(E) ROOF TO BE REMOVED THE AREA.
(6)	(E) ROOFING MATERIAL TO BE REMOVED. TYP.
(7)	(E) H/ROOF FINISHES TO BE REMOVED. TYP.
(8)	(E) CHIMNEY AND FIREPLACE TO BE RESTORED.
(9)	(E) WATER HEATER TO BE REMOVED.
(10)	(E) FAU IN CRAWLSPACE TO BE REPLACED TO SERVE EXISTING HOUSE.
(11)	(E) GAS METER TO BE REHAB. AUTOMATIC SHUTOFF AS REQ'D.
(12)	(E) ELECTRICAL METER TO REMAIN. UPGRADE TO 200 AMPS.
(13)	(E) EXTERIOR FINISHES TO BE REPAIRED/REPLACED AND PAINTED.
(14)	NOT USED.
(15)	NOT USED.
(16)	(N) 1-1/4" WALLS AND 3/4" INCH DOOR RATED @ GARAGE.
(17)	(N) KITCHEN (N) CABINETS, COUNTERTOPS, SINK, 30" DEEP, 36" GAS COOKTOP, 30" DBL. WALL OVENS, 24" DBH W/ASHER AND FIXTURES.
(18)	(N) BATHROOM CABINETS, COUNTERTOPS, FIXTURES, & BATHTUB OR SHOWER W/ TILE SURROUND. SEE 9, 10A/2 AND BATHROOMS ON WALL 3 FOR ADDITIONAL REQUIREMENTS.
(19)	PROVIDE CLEARANCES OF 15" ON E/A SIDE OF TOILET AND 24" IN FRONT OF TOILET AND VANITY.
(20)	30"X36" LANDING AT ALL EXT. DR'S TYP.
(21)	(N) STAIR, TREADS/RISSERS TO MATCH FLOORING. TYP. SEE 30A/1 FOR STAIR REQMENTS.
(22)	(N) INTERIOR WD BASEBOARD & TRIM. TYP.
(23)	(N) ENGINEERED WD FLOORING. TYP U.O.N.
(24)	(N) POLE AND/OR ADJUSTABLE SHELVING.
(25)	(N) CABINETS AND COUNTERTOPS.
(26)	(N) CABINETS W/ WINE FRIDGE AND SINK.
(27)	(N) LAUNDRY SINK.
(28)	(N) WASHER/GAS DRYER LOCATION. VENT DRYER TO EXTERIOR. LOUNDED DOORS AS REQ'D.
(29)	(N) 2X6X9 ATTIC ACCESS.
(30)	ENCLOSURE UNDER STAIRS TO BE 1-1/4" RATED.
(31)	(N) FAU IN (N) ATTIC. TO SERVE ADDITION.
(32)	(N) INSTANTANEOUS GAS WATER HEATER.
(33)	(N) CONC. PORCH/PATIO SLAB.
(34)	(N) LOW PROFILE VENTS.
(35)	(N) ROOF THE AREA.
(36)	(N) GUTTERS/DOWNSPOUTS TIED INTO (N) PERIMETER DRAINING.
(37)	(N) CLASS A ASPHALT ROOFING MATERIAL OVER 2 LAYERS 15# BUD PAPER.
(38)	(N) EXTERIOR WINDOW AND DOOR TRIM TO MATCH (E).
(39)	(N) TRIM PAINTED.
(40)	(N) HOUSE NUMBERS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. SEE A0.1 FOR REQMENTS.
(41)	(N) SIDING TO MATCH (E), OVER 2 LAYERS 15# BLDG PAPER.
(42)	(N) ROFITS PAINTED TO MATCH TRIM.
(43)	(N) TRIM PAINTED TO MATCH TRIM.

[illegible]

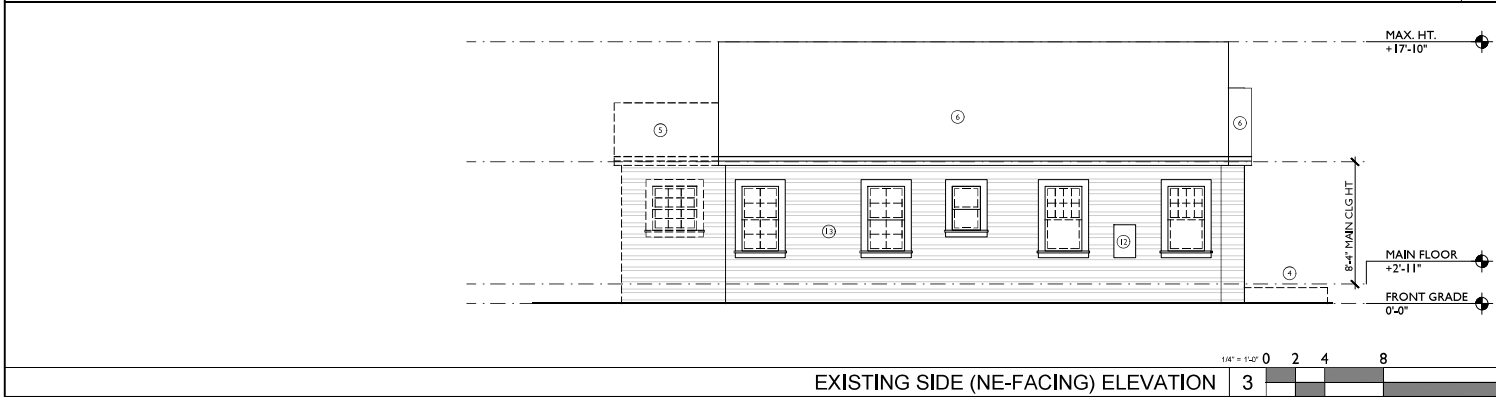


- KEYNOTES

OF XX SHEETS



PROPOSED SIDE (NE-FACING) ELEVATION 3



EXISTING SIDE (NE-FACING) ELEVATION 3

- (1) (E) KITCHEN CABINETS, COUNTERTOPS, FINISHES, APPLIANCE AND FIXTURES TO BE REMOVED.
- (2) (E) KIT DRS TO BE REMOVED, TYP.
- (3) (E) BATHROOM VANITY, FINISHES AND FIXTURES TO BE REMOVED.
- (4) (E) CONCRETE PORCH SLAB TO BE REPLACED IN KIND.
- (5) (E) ROOF TO BE REMOVED THE AREA.
- (6) (E) ROOFING MATERIAL TO BE REMOVED, TYP.
- (7) (E) INTERIOR FINISHES TO BE REMOVED, TYP.
- (8) (E) CHIMNEY AND REPLACE TO BE RESTORED.
- (9) (E) WATER HEATER TO BE REMOVED.
- (10) (E) FAU IN CRAWLSPACE TO BE REPLACED, TO SERVE EXISTING HOUSE.
- (11) (E) GAS METER TO BE REMAIN, AUTOMATIC SHUTOFF AS REQD.
- (12) (E) ELECTRICAL METER TO REMAIN, UPGRADE TO 200 AMPS.
- (13) (E) EXTERIOR FINISHES TO BE REPAIRED/REPLACED AND PAINTED.
- (14) NOT USED.
- (15) NOT USED.
- (16) (N) 1-HR WALLS & AND 30-MIN DOOR RATED @ GARAGE.
- (17) (N) KITCHEN W/ (N) CABINETS, COUNTERTOPS, SINK, 36" REF, 36" GAS COOKTOP, 30" DBL WALL OVENS, 24" DISHWASHER AND FIXTURES.
- (18) (N) TILE FLOORING.
- (19) (N) BATHROOM CABINETS, COUNTERTOPS, FIXTURES, & BATHTUB OR SHOWER W/ TILE SURROUND, SEE 18 DASH AND BATHROOMS ON KNOX FOR ADDITIONAL REQUIREMENTS.
- (20) PROVIDE CLEARANCES OF 15" ON EA. SIDE OF TOILET AND 24" IN FRONT OF TOILET AND VANITY.
- (21) 30"x30" LANDING AT ALL EXT. DRS TYP.
- (22) (N) STAIR, TREADS/RISERS TO MATCH FLOORING, TYP. SEE 31A-B FOR STAIR REQUIREMENTS.
- (23) (N) INTERIOR WD BASEBOARD & TRIM, TYP.
- (24) (N) ENGINEERED WD FLOORING, TYP U.O.N.
- (25) (N) POLE AND/OR ADJUSTABLE SHELVING.
- (26) (N) CABINETS AND COUNTERTOPS.
- (27) (N) CABINETS W/ WINE FRIDGE AND SINK.
- (28) (N) LAUNDRY SINK.
- (29) (N) WASHER/GAS DRYER LOCATION, VENT DRYER TO EXTERIOR, LOUVERED DOORS AS REQD.
- (30) (N) 3/4"X6" ATTIC ACCESS.
- (31) ENCLOSURE UNDER STAIRS TO BE 1-HR RATED.
- (32) (N) FAU IN (N) ATTIC, TO SERVE ADDITION.
- (33) (N) INSTANTANEOUS GAS WATER HEATER.
- (34) (N) CONC. PORCH/PATIO SLAB.
- (35) (N) LOW PROFILE VENTS.
- (36) (N) ROOF THE AREA.
- (37) (N) GUTTERS/DOWNSPOUTS TIED INTO (N) PERIMETER DRAIN.
- (38) (N) CLASS A ASPHALT ROOFING MATERIAL OVER 2 LAYERS 15# BLDG PAPER.
- (39) (N) EXTERIOR WINDOW AND DOOR TRIM TO MATCH (E).
- (40) (N) TRIM, PAINTED.
- (41) (N) HOUSE NUMBERS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. SEE A-B I FOR RIGHTS.
- (42) (N) SIDING TO MATCH (E), OVER 2 LAYERS 15# BLDG PAPER.
- (43) (N) POSTS, PAINTED TO MATCH TRIM.
- (44) (N) TRIM, PAINTED TO MATCH TRIM.

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS:		ISSUES:
NO.	DATE	DESCRIPTION
1	04.07.2025	PLANNING SUBMITTAL

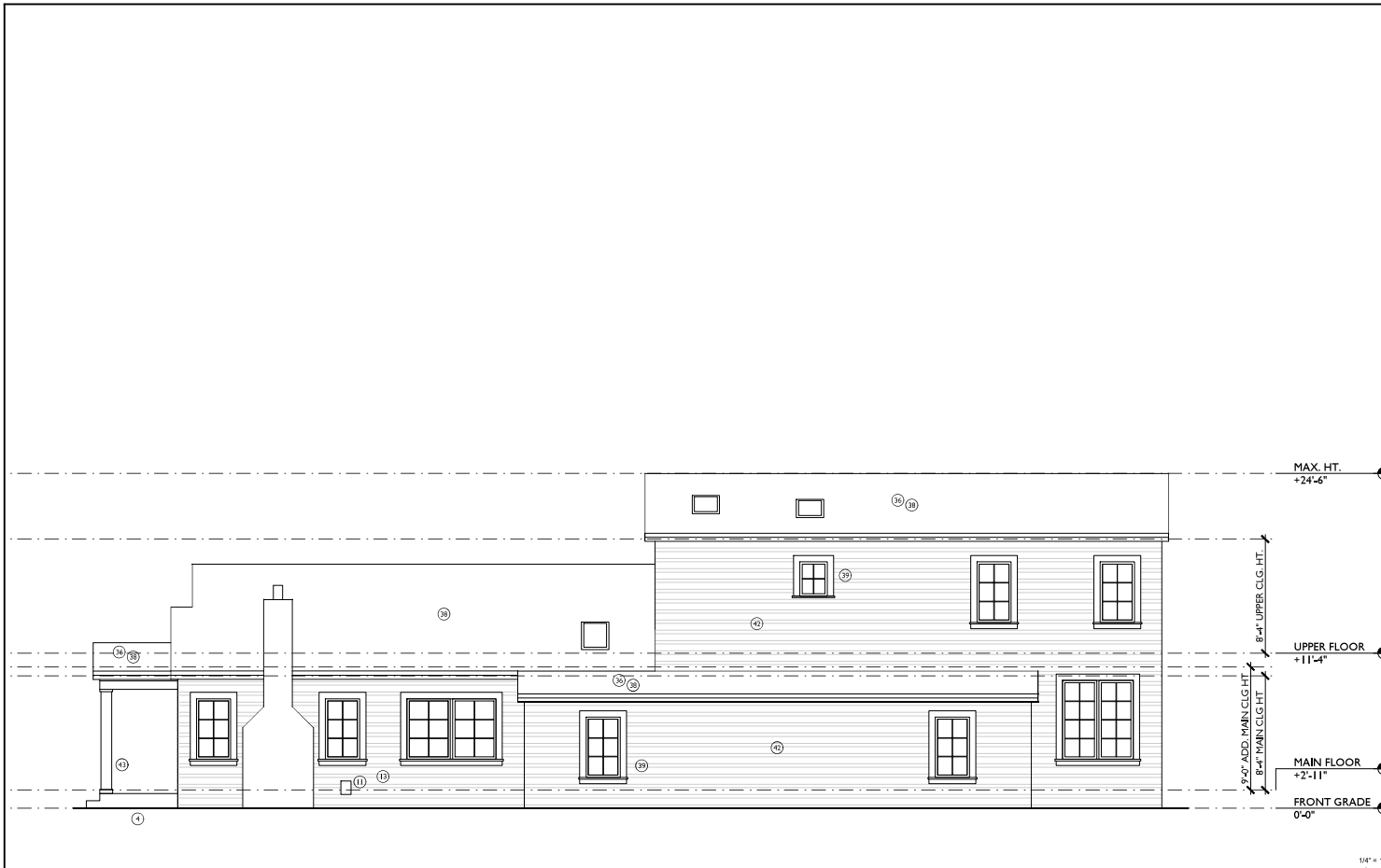
PROJECT
**RESIDENTIAL
REMODEL**
842 PARK COURT
SANTA CLARA, CA



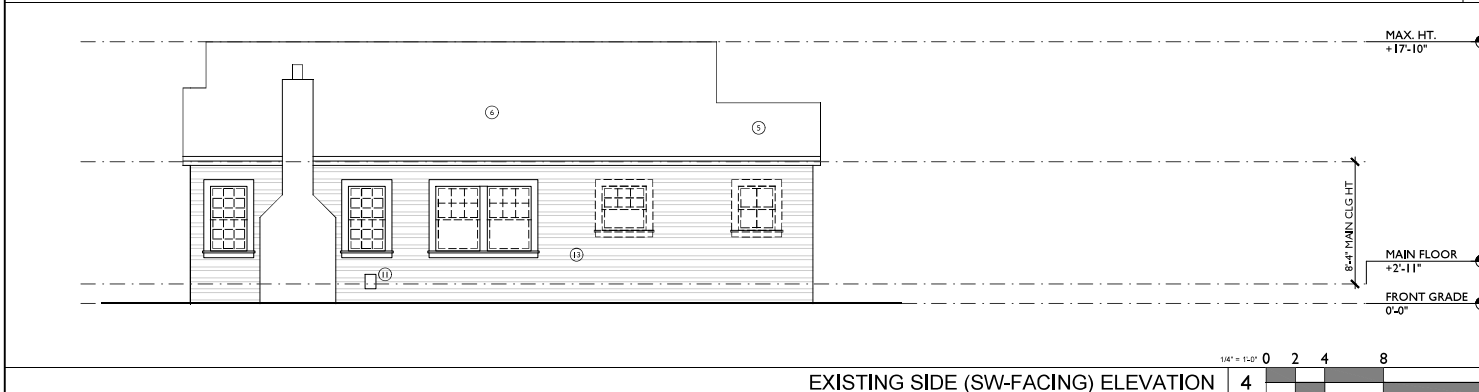
CONSULTANTS:

SHEET DESCRIPTION:
**EXISTING/DEMO
AND PROPOSED
EXTERIOR
ELEVATIONS**

JOB NUMBER: 2024.043
SCALE: AS NOTED
DATE: 01.10.2025
DRAWN BY: SPF
CHECKED BY: SRG
A0860-ELEVATIONS AND SECTIONS 1/4 SCALE.dwg
SHEET NUMBER:



PROPOSED SIDE (SW-FACING) ELEVATION 1



EXISTING SIDE (SW-FACING) ELEVATION 4

- (1) (E) KITCHEN CABINETS, COUNTERTOPS, FINISHES, APPLIANCE AND FIXTURES TO BE REMOVED.
- (2) (E) INT. DRS TO BE REMOVED, TYP.
- (3) (E) BATHROOM VANITY, FINISHES AND FIXTURES TO BE REMOVED.
- (4) (E) CONCRETE PORCH SLAB TO BE REPLACED IN KIND.
- (5) (E) ROOF TO BE REMOVED THE AREA.
- (6) (E) ROOFING MATERIAL TO BE REMOVED, TYP.
- (7) (E) INTERIOR FINISHES TO BE REMOVED, TYP.
- (8) (E) CHIMNEY AND REPLACE TO BE RESTORED.
- (9) (E) WATER HEATER TO BE REMOVED.
- (10) (E) FAU IN CRAWLSPACE TO BE REPLACED, TO SERVE EXISTING HOUSE.
- (11) (E) GAS METER TO BE REMAIN, AUTOMATIC SHUTOFF AS REQ'D.
- (12) (E) ELECTRICAL METER TO REMAIN, UPGRADE TO 200 AMPS.
- (13) (E) EXTERIOR FINISHES TO BE REPAIRED/REPLACED AND PAINTED.
- (14) NOT USED.
- (15) NOT USED.
- (16) (N) 1-HR WALLS & AND 30-MIN DOOR RATED @ GARAGE.
- (17) (N) KITCHEN W/ (N) CABINETS, COUNTERTOPS, SINK, 36" REF, 36" GAS COOKTOP, 30" DBL WALL OVENS, 24" DISHWASHER AND FIXTURES.
- (18) (N) TILE FLOORING.
- (19) (N) BATHROOM CABINETS, COUNTERTOPS, FIXTURES, & BATHTUB OR SHOWER W/ TILE SUBGROUND, SEE 18 DMB AND BATHROOMS ON KNOX FOR ADDITIONAL REQUIREMENTS.
- (20) PROVIDE CLEARANCES OF 15" ON EA. SIDE OF TOILET AND 24" IN FRONT OF TOILET AND VANITY.
- (21) 30"x30" LANDING AT ALL EXT. DRS TYP.
- (22) (N) STAIR, TREADS/RISERS TO MATCH FLOORING, TYP. SEE 31A.M FOR STAIR REQUIREMENTS.
- (23) (N) INTERIOR WD BASEBOARD & TRIM, TYP.
- (24) (N) ENGINEERED WD FLOORING, TYP U.O.N.
- (25) (N) POLE AND/OR ADJUSTABLE SHELVING.
- (26) (N) CABINETS AND COUNTERTOPS.
- (27) (N) CABINETS W/ WINE FRIDGE AND SINK.
- (28) (N) LAUNDRY SINK.
- (29) (N) WASHER/GAS DRYER LOCATION, VENT DRYER TO EXTERIOR, LOUVERED DOORS AS REQ'D.
- (30) (N) 3/4"X6" ATTIC ACCESS.
- (31) ENCLOSURE UNDER STAIRS TO BE 1-HR RATED.
- (32) (N) FAU IN (N) ATTIC, TO SERVE ADDITION.
- (33) (N) INSTANTANEOUS GAS WATER HEATER.
- (34) (N) CONC. PORCH/PATIO SLAB.
- (35) (N) LOW PROFILE VENTS.
- (36) (N) ROOF THE AREA.
- (37) (N) GUTTERS/DOWNSPOUTS TIED INTO (N) PERIMETER DRAIN.
- (38) (N) CLASS A ASPHALT ROOFING MATERIAL OVER 2 LAYERS 15# BLDG PAPER.
- (39) (N) EXTERIOR WINDOW AND DOOR TRIM TO MATCH (E).
- (40) (N) TRIM PAINTED.
- (41) (N) HOUSE NUMBERS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. SEE A.1 FOR REQ'TS.
- (42) (N) SIDING TO MATCH (E), OVER 2 LAYERS 15# BLDG PAPER.
- (43) (N) POSTS, PAINTED TO MATCH TRIM.
- (44) (N) TRIM PAINTED TO MATCH TRIM.

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS:		ISSUES:
NO.	DATE	DESCRIPTION
1	04.07.2025	PLANNING SUBMITTAL

PROJECT
**RESIDENTIAL
REMODEL**
842 PARK COURT
SANTA CLARA, CA



CONSULTANTS:

SHEET DESCRIPTION:
**EXISTING/DEMO
AND PROPOSED
EXTERIOR
ELEVATIONS**

JOB NUMBER: 2024.043
SCALE: AS NOTED
DATE: 01.10.2025
DRAWN BY: SPF
CHECKED BY: SRG
A0860-ELEVATIONS AND SECTIONS 1/4 SCALE.dwg
SHEET NUMBER:

SHEET NOTES

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS:		ISSUES:
NO.	DATE	DESCRIPTION
1	04.07.2025	PLANNING SUBMITTAL

PROJECT
**RESIDENTIAL
REMODEL**
642 PARK COURT
SANTA CLARA, CA

ARCHITECT OF RECORD:



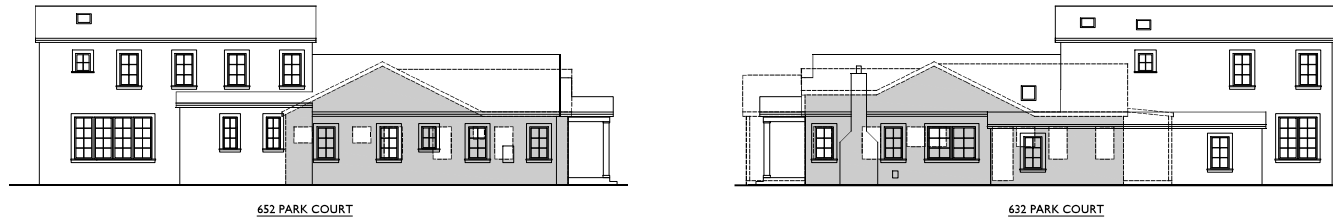
CONSULTANTS:

SHEET DESCRIPTION:
**DIAGRAMMATIC
SECTION
AND WINDOW
DIAGRAM**

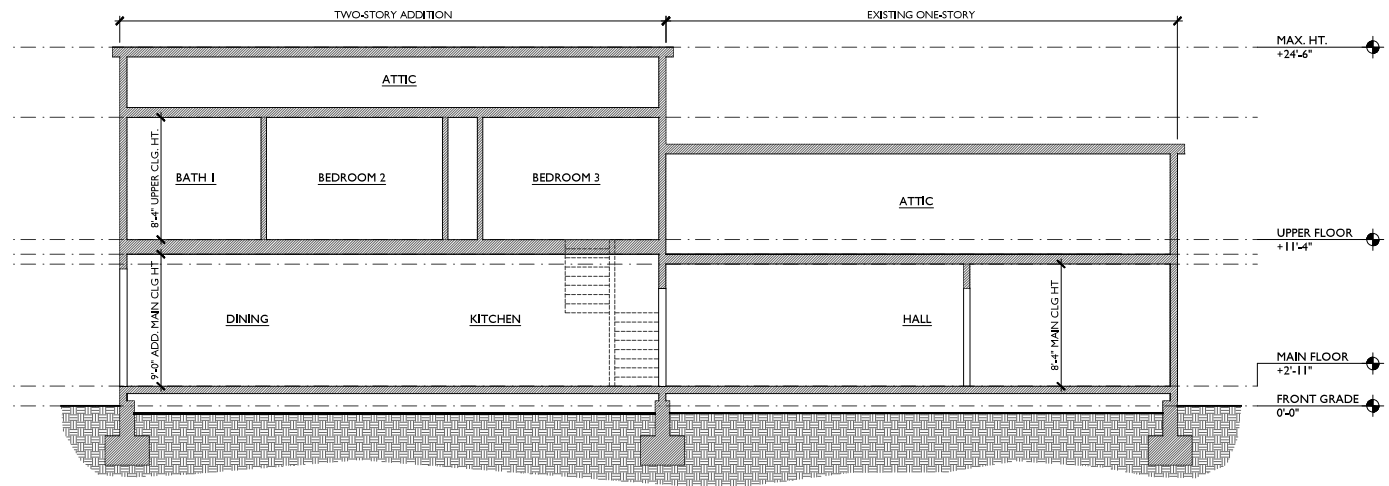
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SCALE: AS NOTED
DATE: 01.10.2025
DRAWN BY: SPF
CHECKED BY: SRG
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SHEET NUMBER:

A5.0

OF XX SHEETS



NEIGHBORING WINDOW DIAGRAMS 3



PROPOSED DIAGRAMMATIC SECTION 1

State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Review Code Other Listings Date
Reviewer

Page 1 of 25 *Resource Name or #: (Assigned by recorder) 642 Park Court

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 2015 photo revised T 7S; R 1E; Mt. Diablo B.M.

c. Address 642 Park Court City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 594411 mE/ 4133090 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor's Parcel Number; 269-52-035

South side of northern arc of Park Court between Park Avenue and Alviso Street

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located on the south side of side of northern arc of Park Court between Park Avenue on the east and Alviso Street on the west in the "Old Quad" neighborhood of Santa Clara, the subject property at 642 Park Court is a two-bedroom, one-bath residence 1,137 square feet in size on a 6,250 square-foot (0.14-acre) lot.

(See Continuation Sheet, page 3)

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front façade view south, 2/26/25

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric

☐ Both
1925 (Factual)

*P7. Owner and Address:

Geetha Chandu

642 Park Court

Santa Clara, CA 95050

*P8. Recorded by: (Name, affiliation, and address) Brad Brewster,
Brewster Historic

Preservation, 143 Pierce
Street, San Francisco, CA
94117

*P9. Date Recorded: 3/7/25

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 642 Park Court *NRHP Status Code 5S2
Page 2 of 25

B1. Historic Name: None B2. Common Name: None B3. Original Use: Single-family residential B4. Present Use: Same
*B5. Architectural Style: Bungalow Cottage
*B6. Construction History: (Construction date, alterations, and date of alterations)
The residence was constructed in 1925 with alterations in 1961 to construct a detached garage and in the 1990s to replace most of the windows and rebuild an exterior chimney.
*B7. Moved? ☐No ☐Yes ☐Unknown Date: _____ Original Location: _____ *B8. Related Features:

Single-car garage at rear of property, built 1961

B9a. Architect: No architect, but possibly designed by home designers Wolfe & Higgins
b. Builder: Walter A. Altevogt
*B10. Significance: Theme Architecture and Shelter Area Santa Clara Old Quad
Period of Significance Interwar Period (1918-1945) Property Type Residential
Applicable Criteria None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to the 1866 Plat Map of the Township of Santa Clara, the subject property now known as 642 Park Court was located on the outskirts of what were then the city limits. Today, the area as platted in 1866 is known as Santa Clara's "Old Quad," containing a mix of building types and construction dates. Old Quad is defined as that area southerly of Lewis Street, easterly of Scott Boulevard, Northerly of Newhall Street and westerly of the CalTrain railroad tracks.

(See Continuation Sheet, Page 13)

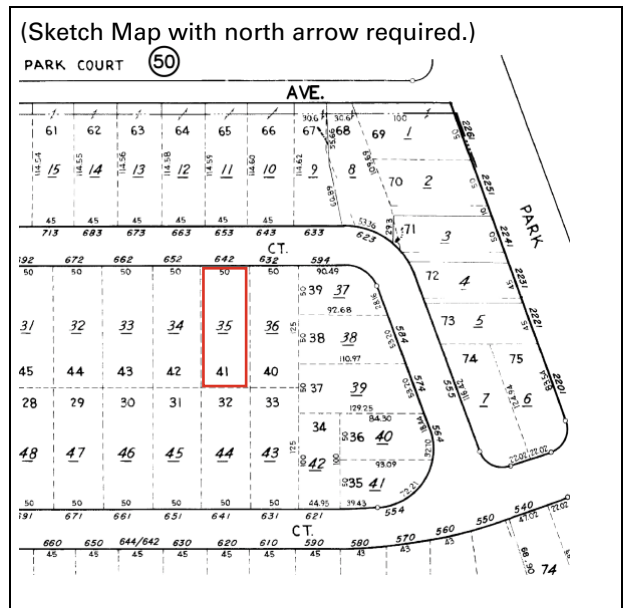
B11. Additional Resource Attributes: (List attributes and codes) HP2- Single-Family Property
*B12. References:

See References on Continuation Sheet Page 24

B13. Remarks:

*B14. Evaluator: Brad Brewster
*Date of Evaluation: March 7, 2025

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 642 Park Court

Page 3 of 25

Continued from P3a. Description, on Page 1

The single-story, single-family residence has a generally rectangular plan, a front gable roof clad in asphalt shingles, and is constructed of wood framing over a concrete perimeter foundation. Wall cladding consists of horizontal wood lap siding with a profile of alternating wide and narrow boards (a version of drop siding or clapboard, also known as "double-ogee" style siding). This siding profile is somewhat rare, but can be found on houses built locally both before and after World War I. It is a later variant of the more common and more uniform lap board siding used on Craftsman houses beginning about 1910. Photos of the residence are provided on **Figures 1 - 5** beginning on the following page.

The north (front) elevation has a simplified façade, the only design flare being the slight bump-out of about 18 inches on the right-hand portion of the front which has its own symmetrical gable matching the slope of the primary gable. The front door, which consists of a solid wood frame door with an inset diamond-shaped pane of glass and covered by a metal security door, is placed centrally on this primary façade. A small, concrete landing with concrete steps provides access to the front door. Other fenestration on this primary façade includes a pair of replacement vinyl frame, double-paned windows with double-hung sashes to the left of the front door, and a row of three vinyl frame, double-paned windows with double-hung sashes to the right of the front door. A wood frame louvered attic vent is located near the apex of the gable roof.

The south (rear) elevation has rectangular volume with its own/separate gable roof that projects out beyond this rear façade, and like the remainder of the body of the residence, is clad in horizontal wood lap siding with a profile of alternating wide and narrow boards. A rear entry to the residence is slightly offset to the left of this volume, consisting of a replacement vinyl frame door with an overhead fabric awning. Other fenestration on this secondary façade includes replacement vinyl frame, double-paned windows with double-hung sashes (total of three), as well as a wood frame louvered attic vent is located near the apex of the gable roof. A small, concrete landing with a single concrete step provides access to the rear door.

The west (side) elevation is clad in the same horizontal wood lap siding material as the remainder of the body of the residence. Fenestration on this elevation consists of a pair of replacement vinyl frame, double-paned windows with double-hung sashes, as well as four individual windows of similar materials, but of varying sizes. A replacement exterior chimney is located on this elevation, clad in vertically scored T-111 siding.

CONTINUATION SHEET

Property Name: 642 Park Court

Page 4 of 25



Figure 1. North (front) and west (side) elevations, looking southeast



Figure 2. West (side) and partial south (rear) elevations, looking northwest

CONTINUATION SHEET

Property Name: 642 Park Court

Page 5 of 25



Figure 3. North (front) and east (side) elevations, looking southwest



Figure 4. South (rear) elevation, looking north

CONTINUATION SHEET

Property Name: 642 Park Court

Page 6 of 25



Figure 5. South (rear) elevation, looking north/northwest

The east (side) elevation is also clad in the same horizontal wood lap siding material as the remainder of the residence. Fenestration on this elevation consists of two original wood frame windows with double-hung sashes; the upper sashes have a 6-pane arrangement while the bottom sashes are single-paned. This elevation also has three replacement vinyl frame, double-paned windows with double-hung sashes of varying sizes.

A detached, single-car garage/storage shed lies toward the rear of the lot accessed by a concrete driveway on the west side of the property. Built in 1961 according to a building permit granted by City of Santa Clara, the garage has a rectangular plan, a shallow-angle shed roof, vertically scored T-111 wood siding, and exposed rafter tails. The garage is constructed of wood framing over a concrete slab foundation. Access to the garage door is from a plywood double door that opens manually. A photo of the garage/shed is provided in **Figure 6** on the following page.

CONTINUATION SHEET

Property Name: 642 Park Court

Page 7 of 25



Figure 6. Detached single-car garage/storage shed, looking west/southwest

Landscaping

Ornamental landscaping is primarily restricted to the shallow front yard and deep rear yard. The front yard is split into two roughly equal sized panels flanking a concrete walkway which leads from the sidewalk to the front door. Each panel contains an ornamental maple tree surrounded by bark wood ground cover. Lavender, low flowering shrubbery, and boxwood hedges can be found on either panel. The rear yard contains paved concrete and concrete tile patio areas adjacent to the residence, beyond which lie a series of planting beds with flowering shrubbery delineated by dirt pathways. A mature mulberry tree lies near the right/center of the rear yard. Other shrubbery includes mature Ficus and Tibouchina trees. The rear yard is encircled by a wood fence. A wood fence with gate separates the garage and driveway from the rear yard. Photos of the front and rear landscaping is provided in **Figures 7-8** on the following page.

CONTINUATION SHEET

Property Name: 642 Park Court

Page 8 of 25



Figure 7. Front yard landscaping, looking south.



Figure 8. Rear yard landscaping, looking south.

CONTINUATION SHEET

Property Name: 642 Park Court

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Architectural Style

Completed in 1925 in the Park Court subdivision of Santa Clara, the subject property at 642 Park Court embodies through its form and detailing a well-executed, vernacular, Craftsman Bungalow design. The composition of form, materials, and detailing distinguishes this house from other properties within the neighborhood, although it shares many features with other residences in the surrounding subdivision, as well as the surrounding area, known as 'Old Quad.' Craftsman houses from this era, constructed locally from about 1907 to 1925, embody a local design response to the Arts-and-Crafts movement, as presented in such historic magazines as *Craftsman*, and were a reaction to the more ornate and extravagant styles of the Victorian era. A "bungalow" is a particular form of house or building and can exhibit a Craftsman style. The term "bungalow" comes to us from the country of India, and by the turn of the Twentieth Century, the style was being exhibited in residential architecture along the West Coast, reaching a peak between 1910 and 1930.¹

Typical of a later version of the Craftsman style in Santa Clara, characteristic features of this this one-story house include its low, horizontal mass with a full-width gabled roof, horizontal wood lap siding with a profile of alternating wide and narrow boards, and a front entry volume emphasized by the slight bump-out of about 18 inches on the right-hand portion of the front façade which has its own symmetrical gable matching the slope of the primary gable. This residence, in particular, exhibits the "Cape Cod" style variety of homes in the Park Court neighborhood of which there appear to be a total of three (see neighborhood description, below), the majority of the other homes being Colonial Revival and Craftsman style variants.

Alterations, Integrity, and Character-Defining features

Alterations to the residence include the replacement vinyl frame, double-paned windows with double-hung sashes, and the replacement or reconstructed exterior chimney with T-111 wood siding, all of which appears to have been installed in the 1990s without permits. Other visible alterations to the property include the construction of the single-car garage/storage shed in the rear of the yard that was permitted in 1961. Despite the physical alterations to the windows and chimney, the subject property retains its historical integrity over time as per the National Register's seven aspects of integrity. The house maintains its original location on Park Court in Santa Clara. The property is set within a historic residential setting, known as the Old Quad neighborhood of Santa Clara, including surrounding properties of a similar scale and adjacent houses of similar age, scale, setbacks, and related early design. The house retains its

¹ McAlester, Virginia, *A Field Guide to American Houses*, 2015.

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1925 residential scale and feeling and has continued to illustrate its associations with the design of Craftsman Bungalows in Santa Clara through its massing and detailing.

Neighborhood Description

The Park Court subdivision within Santa Clara's Old Quad neighborhood is entirely residential in nature and consists of about 85 single family dwellings aligned around a semicircular, lozenge-shaped court (Park Court) with short, straight roads at the east and west ends which lead to Park Avenue and Alviso Street, respectively. All of the homes were built between 1925 and 1930, with the vast majority of them built between 1925 and 1927. They are all designed in the Craftsman Bungalow style of architecture, with variations including Cape Cod, Colonial Revival, and Craftsman styles. Including the subject property, there are two other "Cape Cod" style variations of the Craftsman style represented in the neighborhood; these are located at 580 and 671 Park Court. The vast majority of the residences are one-story in height and reflect their original modest size and shape, while about four homes in the neighborhood have been expanded with second story additions typically placed towards the rear of the property. Side driveways leading to detached garages in the rear of the lots are common. A total of 13 properties in the Park Court neighborhood are on the City of Santa Clara Architecturally or Historically Significant Properties List, and six of these have Mills Act contracts on them.² See **Figures 9 – 14**.



Figure 9. Subject property on left, looking southwest.

² These are 550, 560, 574, 584 (MA), 631, 633 (MA), 651 (MA), 691 (MA), 753, 761, 782 (MA), 794 (MA), and 792 Park Court.

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Figure 10. Subject property on right, looking southeast



Figure 11. View north/northwest opposite subject property

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Figure 12. View north/northeast opposite subject property



Figure 13. 580 Park Court, architecturally similar to subject property

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Figure 14. 671 Park Court, architecturally similar to subject property

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The secularization of Mission Santa Clara took place on December 27, 1836. In 1844, James Alexander Forbes was granted Rancho El Potrero de Santa Clara, which was patented to John Stockton in 1861. Juan Chrisostomo Galindo, Forbes' father-in-law, also filed claim to a large section of lands previously owned by Mission Santa Clara that extended southwesterly to present day Campbell. The northeasterly boundary of this claim included the subject parcel. The United States Land Commission denied this claim in 1857. By the late 1860s, an area of about 140 acres of Galindo's failed claim was owned by John G. Bray.

Bray, born in 1814, was a merchant from New Jersey who had come overland to California in 1849. Bray went into the commission business in San Francisco when he arrived west, sending for his family in 1851. His family arrived via the Isthmus of Panama. The Bray family settled in San Jose in 1852, later moving to Santa Clara, building a home off present day Scott Blvd and the El Camino. Bray was active acquiring land in Santa Clara and involved himself in

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the business affairs of both Santa Clara and San Jose. He died in 1871 in Santa Clara, leaving his wife and seven children as his heirs.

Approximately 134 acres located in southwest Santa Clara known as part of the John G. Bray Estate and was subdivided in May of 1886 into twelve parcels (Santa Clara County Recorder's Office Maps Book B: 34). One of Bray's children subsequently owned lot 9 of the subdivision, which contained the subject parcel, until sometime after 1914, according to Santa Clara County maps. It then appears that this parcel passed from one of the Bray heirs, to R. D. Shimer, and it remained undeveloped who then sold it to Walter and Katherine Altevogt. Under the Altevogt's ownership, the subject property and surrounding 13.35 acres was subdivided in 1925 as Park Court Subdivision (SCC Maps Book S: 38-39, recorded February 16, 1925). See **Figures 15 - 16**.

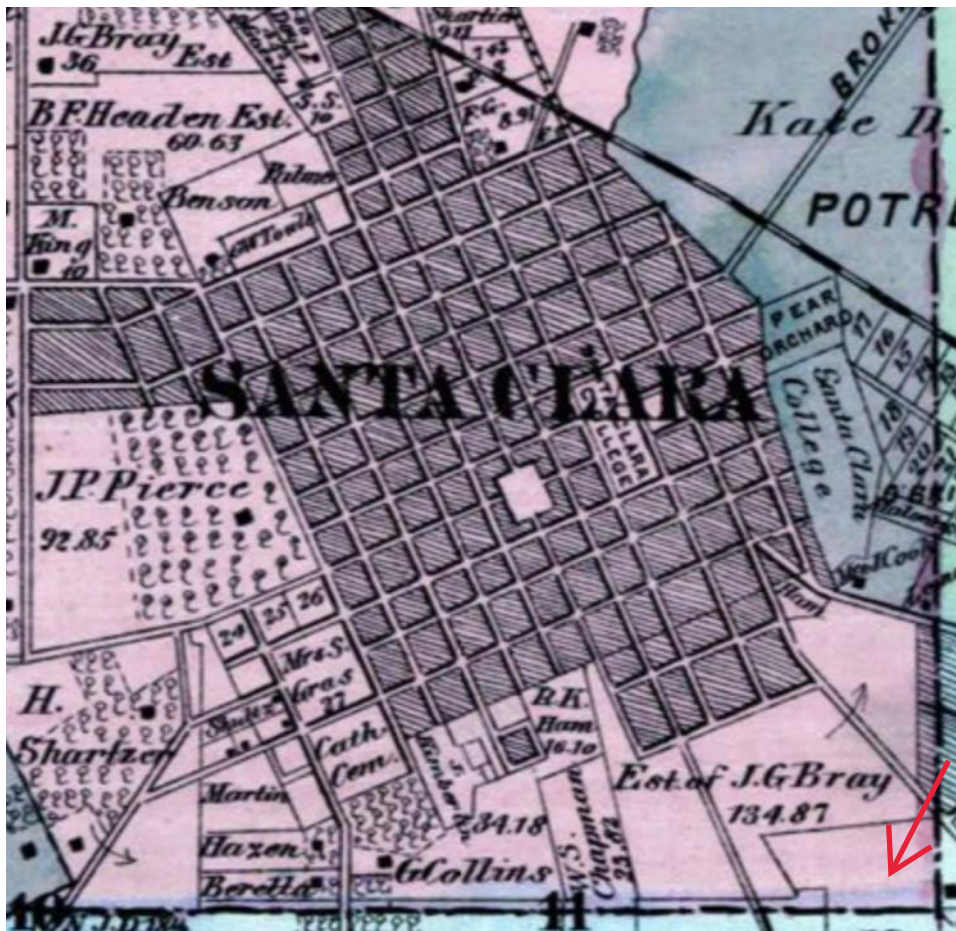


Figure 15. Santa Clara County Map, Thompson & West, 1876. Subject property highlighted

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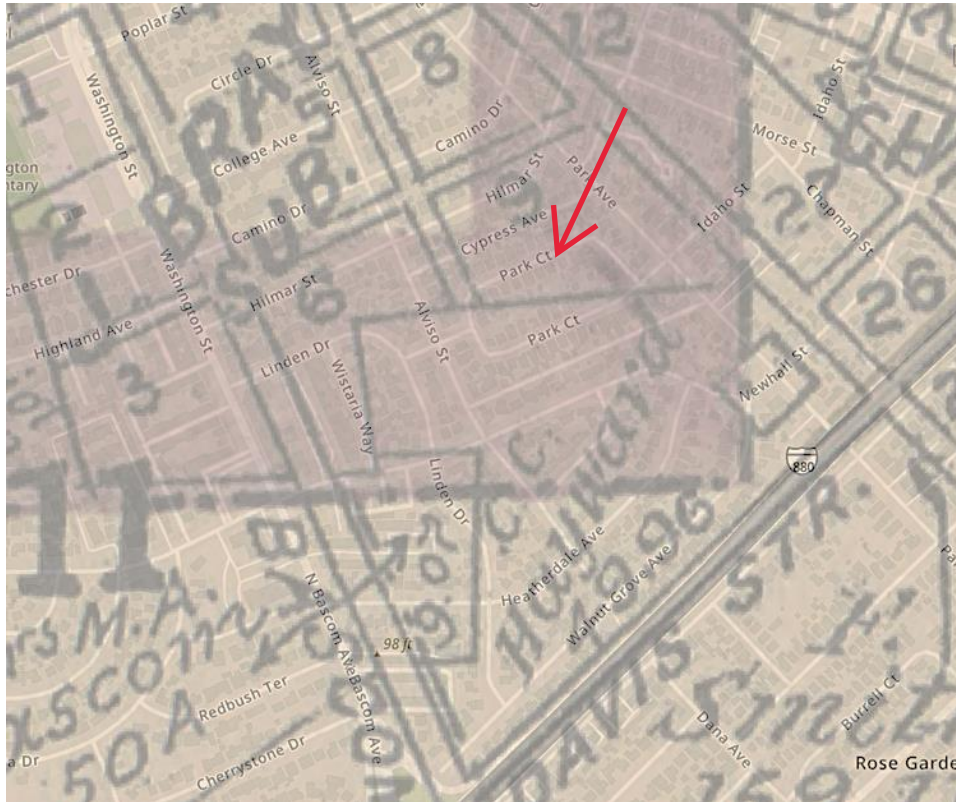


Figure 16. Santa Clara County Assessor's Map, 1890, Showing Lot 9 of J.G. Bray Subdivision Overlain With a Contemporary Map of Santa Clara. Subject property highlighted.

With the Park Court subdivision in 1925, Walter and Katherin Altevogt would design from the start a fully expressed curving geometric shaped subdivision with all the houses built at once. It would be an instant neighborhood of 85 bungalows with similar character-defining features.

The subject property was constructed on Lot 41 of Park Court (on what was for brief time known as Altevogt Way). Park Court, which consisted of 85 lots of roughly equal size and depth, extended west between Park Avenue (known at the time as Union Avenue) and Alviso Street, and south between Cypress and Newhall Streets. The house at Lot 41 was completed by August 12, 1925, along with 21 others that had been completed between then and September 26th of that year, according to building completion notices published in the trade magazine, *Building and Engineering News* (Volume 25, p. 21, July-December, 1925).

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The Park Court subdivision was heavily advertised in the local newspapers proclaiming its many advantages to the new home buyer, including its central location, attractive designs (many homes designed by Wolfe & Higgins, home designers), affordable prices between \$4,500 - \$6,500, and easy financing terms. Built on a former apricot orchard, each lot within Park Court was touted to contain a remnant apricot tree. See **Figure 17**.

Park Court

A Community of Distinctive Small Homes 2 Blocks From the Alameda



Drive Out Today and Choose Your Home

General Specifications of Park Court Homes

FOUNDATION—Stoneware and concrete on all houses, and ample in size.

FRAMING—No. 1 lumber throughout. *Houging-in lumber also No. 1.

INTERIOR FINISH LUMBER—Clear, selected lumber of first quality, free from blemish and defects. Every piece is new, clean, and perfectly graded.

ROOFING—No. 1 cedar shingles laid 4 inches to the weather. Free from cracks, knots, and warp.

SASH, WINDOWS, DOORS—All multi-paned, and uniform in quality throughout.

FLOORING—No. 1 white oak (select hardwood) throughout.

BUILT-IN FEATURES—All cabinet work is mill-made. We use nothing but the best.

HARDWARE—All homes are equipped with high-grade hardware, the kind you would select for yourself.

FIREPLACE—Vacuum-fueled. Exposed Fireplace which gives better heating and saves fuel.

WATER HEATER—Automatic Heaters furnished as part of the equipment of every home. Instantly heats water when a faucet is turned on.

PLUMBING—High-grade plumbing and plumbing fixtures throughout.

Come out today and choose your Park Court home from the number of charming little places that have already been completed and that will be open for inspection today for the first time.

Park Court is a distinctive home tract in many ways. The lots have all been cut from a full bearing apricot orchard and mature producing trees have been left on every lot (we have been careful to save as many as possible)—enough to supply any family with fresh fruit all season, plenty for jams, jellies and preserves, and enough to give your friends, to say nothing of the distinctive effect the trees give to the tract and to each home.

Superb Location

Park Court is located right in the pathway of San Jose's fastest growing home area—only two blocks west of the Alameda and just north of Burrell Park. There is no more desirable home section anywhere, and those who obtain a home here will have cause to congratulate themselves many times in years to come.

Attractive Designs

Park Court homes are distinctive and down-to-the-minute in every way. Many of them have been specially designed by Wolfe & Higgins, specialists in home designing. Others are reproductions of the more popular small homes from Southern California. These homes are just the right size for the average family and are built in the finest way. They are sound, honest homes—built of the best materials, all construction done under the supervision of the owner, a practical builder of many years' experience.

\$4500 to \$6500

Surprisingly moderate opening prices prevail. Completed homes range from \$4500 to \$6500, according to size and location. Our method of building homes in series, and of purchasing materials for an entire series of homes at one time, enables us to produce unusually fine homes at a price range that puts them within reach of most any family. You will appreciate the prices more when you see the homes!

Easy Rental Payments

Any Park Court home may be purchased on the easy payment plan. A small amount of cash makes you the proud possessor of the home of your choice—and small rental payments monthly take care of the balance. Buying one of these homes is like paying rent for a few years. The only difference is that at the end of a few years you own the home instead of a bunch of musty rent receipts. You get a dollar's worth of home for every dollar you pay when you buy in Park Court—and that's all any family could ask or expect.

Every Home an Investment

Moreover, you have the satisfaction of knowing that every month your property is increasing in value—for high grade desirable home sites like these are in demand. They can never be worth less, and are sure to be worth more. You buy a home, of course, for the pleasure you get out of it, but it is always satisfying to know that the real money value as well as the pleasure value is there!

High Grade Improvements

The most modern improvements are being hurried to completion—paved streets, concrete sidewalks, curbs and gutters; gas and electricity; water; ornamental electric poles throughout the tract, etc. These improvements are all being paid for by the owner of the tract. The purchase price of your home includes everything—that's all you pay. Come out today* and make your selection.

Visit Park Court Today

Today's buyers get the advantage of opening prices which are the lowest that will ever be quoted in Park Court. Moreover, today's buyers have all the advantage of choice of location, style of home, etc. But whether you are ready to select a home or not—come out to Park Court today and see San Jose's newest and most interesting home subdivision, together with completed examples of the best ideas in four, five and six-room home design and construction. Visitors are welcome. Ask questions from the men with the orange badges.

W. ALTEVOGT, Builder and Owner

Talk With Any Salesman On the Tract Or With Any
San Jose Or Santa Clara Realtor

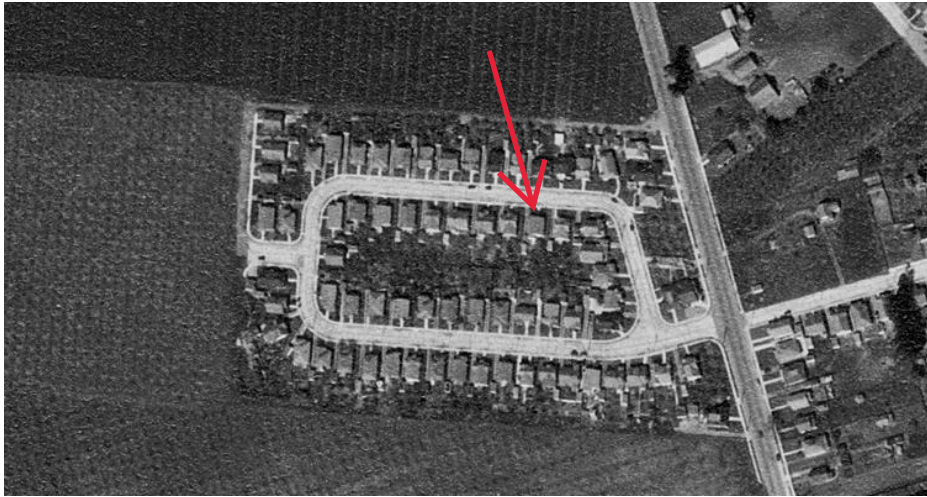
Figure 17. Park Court Advertisement, *San Jose Mercury News*, May 3, 1925.

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An aerial photograph of Santa Clara taken in 1931, as well as a Sanborn Fire Insurance Company Map published in 1932, show that the Park Court subdivision was essentially built out by the early 1930s while apricot orchards surrounded the development on nearly all sides (see **Figures 18 and 19**).



Figures 18. Aerial Photograph of Park Court Subdivision, 1931.

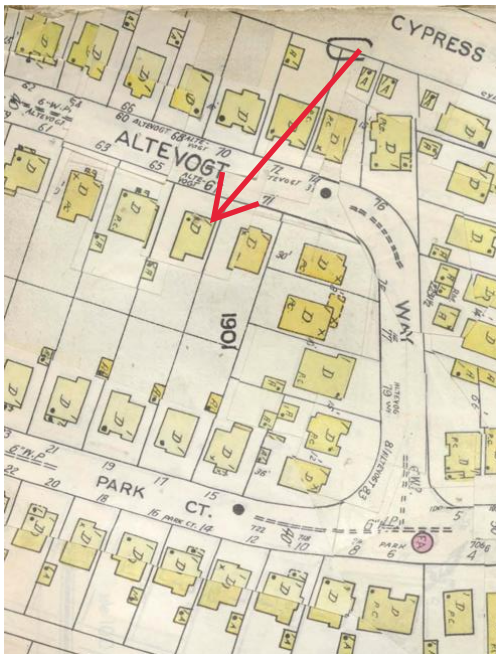


Figure 19. Sanborn Fire Insurance Company Map, 1932. Subject property highlighted.

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San Jose residents Walter and Katherine Altevogt were involved in the creation of several subdivisions in the San Jose area, including part of Burrell Park (located near Park Avenue and Hedding Street in San Jose), and the Alameda Villa Tract.

Walter Altevogt was born in Rotterdam, Holland, in 1886. He immigrated to the United States by way of Canada in 1910. He married Katherine M. Dinsmore on June 4, 1924, in San Jose. In the early 1920s, Walter worked as a carpenter/contractor. It appears that following his marriage to Katherine, Walter began to purchase large portions of land throughout the area for the purpose of subdividing and building homes. Together, the couple was responsible for the creation of several subdivisions in the immediate area, as described above. After building dozens of houses, Altevogt sold the majority of the Park Court subdivision to John Roy "J. R." Phelps for nearly half a million dollars on December 23, 1925.³ Troubles for the couple began in 1926, however, as Walter and Katherine Altevogt endured a bitter, public divorce and as Walter was indicted on several counts of fraud, corruption, extortion, contempt of court, and even faked his own death by allegedly swallowing poison, all of which was followed breathlessly by the local newspapers.⁴ Walter Altevogt left San Jose in 1931 for Richmond, Virginia, and died in Grass Valley, California, in 1951 at the age of 65.

John Roy Phelps was a local real estate and insurance salesman. His offices, Barnett & Phelps Real Estate Agency, were located on The Alameda, in San Jose. The subject property originally known simply as Lot 41, was first assigned with the address of 67 Altevogt Way,⁵ then 67 Park Court, then finally 642 Park Court in the mid-1950s. The property remained under ownership of Phelps until the early 1930s, although it was occupied about two years after construction by George B. and Helen Roth, and their two daughters Eleanor & Catherine. Born in 1893 in New York, George Roth was occupied as a

³ "Subdivision Purchased for Nearly Half a Million," *Redwood City Tribune*, December 24, 1925.

⁴ "Altevogt Held for Extortion," *San Jose Mercury News*, December 8, 1927.

"Walter Altevogt is Poison Victim," *San Jose Mercury News*, August 22, 1928.

"Altevogt Fails in New Attempt to End Own Life," *San Jose Mercury News*, May 19, 1931.

⁵ After Altevogt's notorious affairs became front-page news, the residents of Park Court sought to have the Altevogt name stripped from association with their neighborhood. The Park Court tract map recorded in 1925 gave the lots on the north side an Altevogt Way address. The lots on the south side had Park Court addresses. Newspaper articles in 1926 mentioned residents living on Altevogt Way. On January 17, 1927, residents of Park Court successfully applied to the Santa Clara Board of Trustees to have the street name Altevogt Way changed to Park Court. The *San Jose Mercury* on October 21, 1930, reported that Altevogt Way was officially changed by city ordinance to Park Court.

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truck driver for a petroleum company, while Helen Roth, who had been born in 1900 in Michigan, was occupied as a mother and homemaker. The family rented the home for \$25 per month in 1930.⁶ By 1935, the home was occupied by Carey S. and Frances Glenn. Carey Glen was occupied at the time as a bookkeeper with Blase Bros & Co.⁷ By 1940, the home was occupied by Roy and Dorothy Nylin and their two daughters, Francis and Marjorie. Born in 1902 in Minnesota, Roy Nylin was occupied at the time as salesman at a retail store, while Dorothy Nylin, who had been born in 1903 in California, was occupied at the time as an office worker in private school.⁸ By 1947, the subject property was occupied by William G. Murie (1916 - 1995) who held no occupation at the time, but had been occupied as parking lot attendant in the early 1940s.⁹ By 1950, the subject property was occupied by Frank O. and Josephine P. Morris, along with their daughter, Eleanor. Born in 1886 in Nevada, Roy Nylin held no occupation, but had been a locomotive engineer, while Josephine Nylin, who was born in 1896 in California, also held no occupation but had been a school teacher.¹⁰ The Nylin couple were liked retired in 1950.

In 1953, the house was sold to Minnie Chapman for a sum of \$8,750.¹¹ Born in 1907 in California, Minnie Chapman was the widow of the recently deceased Roy Chapman and was occupied as a stenographer at Moffett Field in Mountain View.¹² Minnie Chapman occupied the house until 1963, but between 1964 and 1968, the home was listed as vacant and presumed to be unoccupied until Roger D. and Mary L. Chase moved in beginning in 1969.¹³ Born in 1941 in Vermont, Roger Chase was occupied as a draftsman for Varian Associates, one of the first high-tech companies in Silicon Valley. Mary Chase was born in 1942 in California. The Chase couple owned and occupied the subject property until 1981, after which the property was listed as vacant and presumed to be unoccupied for many years thereafter. Beginning around 1998, the property was occupied by Harold Santos (1918 - 1999) and his wife, Angelina Santos (1916 - 2006).¹⁴ Beginning around 2002, the property was also occupied by their daughter, Beverly Beninger (1940 -), and their grandsons, Scott and Mark

⁶ 1930 US Census, *67 Park Court*, available online at Ancestry.com, Accessed February 28, 2025.

⁷ San Jose Directory, 1935, *67 Park Court*.

⁸ 1940 US Census, *67 Park Court*, available online at Ancestry.com, Accessed February 28, 2025.

⁹ San Jose Directory, 1947, *67 Park Court*.

¹⁰ 1950 US Census, *67 Park Court*, available online at Ancestry.com, Accessed February 28, 2025.

¹¹ "Property Sales," *San Jose Mercury News*, July 5, 1953.

¹² San Jose & Santa Clara City Directories, 1955 - 1963, *67/642 Park Court*.

¹³ San Jose & Santa Clara City Directories, 1964 - 1969, *642 Park Court*.

¹⁴ Harold Santos was retired by the time he occupied the subject property, but previously he had been employed as a truck driver at Moffett Naval Air Station in Mountain View (1950 US Census, *71 Park Court*, Available online at Ancestry.com, Accessed February 28, 2025).

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Todd (1959 - and 1961 - , respectively) until at least 2017.¹⁵ The Santos couple also owned the adjacent house to the east at 632 Park Court, where Beverly Beninger's sister, Lorraine Furtado, currently resides.

By 2006, the property had been placed in the Beninger Family Trust, and in 2025, it was sold to Geetha Chandu, who owns the subject property today.

Building Permits

A review of building permits on file with the City of Santa Clara Community Development Department revealed the following four permits associated with the property at 642 Park Court:

- 11/6/1961 BLD1961-23138 Construct Garage Type V-J (\$400)
- 3/23/1994 BLD1994-10238 Partial Foundation Upgrade; Type V-N (\$12,500)
- 5/25/2005 BLD2005-06338 Replace water Line from Meter to House (No dollar amount listed)
- 9/19/2018 BLD2018-52308 Remove un-permitted Tankless water heater, Relocate and install a new tankless water heater on exterior wall. (New) gas line. Install Sump Pump in basement to Sanitary Sewer. (No dollar amount listed)

Evaluation

The City of Santa Clara maintains a list of the City's list of architecturally or historically significant properties, otherwise known as Historic Preservation and Resource Inventory (see Appendix 8.9 of the 2010-2035 General Plan). The subject property is not currently listed on that inventory or on the California Directory of Properties in the Historic Property Data File; however, the Park Court Subdivision is currently listed on the California Directory of Properties in the Historic Property Data File with a rating of 5S2 (individual property that is listed or eligible for local listing). The property was not found on any other State or local inventory or list. It is located within the City of Santa Clara in a neighborhood now known as Old Quad.

The List of Designated Architecturally and/or Historically Significant Properties is based on the 1981 City of Santa Clara Historic Survey and has been updated to note those sites which have been rezoned to a Historic combining district designation, as well as to reflect the deletion of those structures which have been demolished, and the addition of properties that

¹⁵ Criss-Cross Directories, San Jose West, 1970 – 2017, *642 Park Court*, available at the San Jose Public Library.

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have been revitalized and saved. Most of the properties identified as significant on the List are located in the Old Quad. It is recognized that significant changes to any one site within the Old Quad may have an impact on the historic character of this important area of Santa Clara. On an ongoing basis, the Historical and Landmarks Commission evaluates this List for possible updates. Therefore, properties not currently included in this List but in close proximity to sites located in the Old Quad may also be subject to review by the Historical and Landmarks Commission for consistency with the historic character and neighborhood integrity of surrounding properties, prior to granting discretionary approvals for expansion, reconstruction or replacement. Specific areas of the Old Quad appropriate for referral to the Historical and Landmarks Commission are determined by the City Council.

The development of the subject property occurred during the Interwar Period of growth Santa Clara and the rest of the Valley began experiencing between the World Wars. Orchards gave way to subdivisions, and the canning industry began to give way to technology-based companies. Today, the extant building on the subject property represents a period of growth in Santa Clara during the early part of the Twentieth Century, a development pattern that has continued into the recent past as older vacant properties within the original city have been developed, or older houses demolished and new single, multi-family buildings, or commercial/industrial/institutional buildings constructed. The Old Quad is noted in the Santa Clara General Plan as containing most residential architectural styles of the late nineteenth and early twentieth centuries: Neoclassical, Greek Revival, Gothic Revival, Italianate, Stick, Queen Anne, Colonial Revival, Spanish Colonial Revival, Mission Revival, Bungalow, and Craftsman. The significance of the area, however, rests in the concept of Old Quad as a neighborhood. Old Quad is today a strong visual reminder of the self-contained community formally laid out in a grid pattern in 1866 (based on an initial survey of 1847), in contrast to the modern tract and commercial development of most of the Santa Clara Valley and other parts of the City of Santa Clara following World War II.

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council. A qualified historic resource is defined as: any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible. The City's historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of communities. The historic buildings of Santa Clara highlight the City's unique heritage and enable residents to better understand its identity through these links with the

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past. The property at 642 Park Court was found to meet the following criteria:

Criterion for Historical or Cultural Significance:

1. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.

In considering the significance of the property based on the City of Santa Clara's Criterion for Historical or Cultural Significance, the property was found to have individual character and interest that reflects the heritage and cultural development of the city. It is neither associated with a historical event, important individual or group or other activity, but does have a direct association with broad patterns of local area history.

Criterion for Architectural Significance:

4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance

Under the City of Santa Clara's Criterion for Architectural Significance, the house characterizes an architectural style associated with a particular era. It is architecturally unique in the current neighborhood setting and has visual symbolic meaning and appeal to the community as representative of the early town. Because the property does meet the Criterion for Architectural Significance and is associated with a particular historic era, it would appear that the property has local significance under current City policies.

The historic house on this property is representative of early Twentieth Century Craftsman Bungalow residential architecture. The building's rectangular footprint, gabled roof, simple form, and modest detailing are recognizable from this early period. The house is considered a good example of a 1920s era residence despite the replacement fenestration and reconstructed chimney, which appear to have been completed in the 1990s. These modifications have not destroyed the ability of the house to convey its early character.

Criterion for Geographic Significance

- 1. A neighborhood, group or unique local area history directly associated with broad patterns of local area history.*
- 2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings*

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The subject property is in the Park Court subdivision consisting of about 85 modest bungalows built on small lots by speculative builder Walter A. Altevogt beginning in 1925. Most were built in a single year by the same contractor. Their exteriors are simplified versions of Cape Cod, Colonial Revival, and Craftsman domestic architecture styles popular during the 1920s. The subject property shares many of the same character-defining features and materials with its neighboring houses, and 11 houses are generally similar in size, scale, materials, and lot size.

This early automobile suburb along Park Avenue, an alternative to The Alameda linking Santa Clara with San Jose, offered the working family a location convenient to jobs in local industries. First-time homebuyers could obtain a ready-built home with a monthly mortgage payment favorably comparable to prevailing residential rental rates. The prosperity of the 1920s spurred a residential building boom that realtors such as Barnett & Phelps used to market.

The majority of the surrounding residences on the court where this house is located maintain their original location and integrity from the time of their construction, in the early Twentieth Century. Built in 1925, the subject property at 642 Park Court maintains its compatibility with the neighboring properties due to the fact that few changes, both to the front of the residence and the lot configuration, have taken place since its construction. As a whole, the surrounding streetscape, and the subject property maintain their integrity as a good example of an early Twentieth Century neighborhood in the City of Santa Clara. The Park Court Subdivision is known to the City of Santa Clara to be the largest intact subdivision from the 1920s remaining today in Santa Clara, featuring homes styled as bungalows, including Cape Cod, Colonial Revival, and Craftsman, creating a unique neighborhood of like size, scale and lot sizes.

The Park Court neighborhood is also an early example of a circular or semi-circular "court development." In *A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States*, Virginia and Arcie Lee McAlester write that "geometric plans," subdivisions with streets curved into symmetrical geometric shapes, were favored by a few developers, particularly during the 1910s and 1920s."¹⁶ Only a few similar subdivisions exist from this period in the South Bay, and none are as large as Park Court.

The subject property is also representative of early Twentieth Century patterns of development within the historic Old Quad neighborhood. The Old

¹⁶ McAlester, Virginia and Arcie Lee, *A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States*, 1998.

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Quad has lost many of its original historic buildings, although many residential properties remain. Historic residential properties in Old Quad such as the house at 642 Park Court contributes to the historic setting and an understanding of the early pattern of development. Most of these properties, including the subject property, would be considered contributors to a local 'Park Court Historic District' if it were to be established, but would not *individually* meet the eligibility requirements as a Qualified Historic Resource under local criteria for Geographic Significance, or under Criterion A of the National Register of Historic Places, or Criterion (1) of the California Register of Historic Resources.

The Roth family was initially associated with this property beginning shortly after it was constructed by the owner of the subdivision and continued to occupy the property until the mid-1930s. Various other families and individuals occupied the property through this time until the present, although research revealed that none were found to have contributed to the historic development of Santa Clara in an important way. The property would therefore not appear to be eligible for the local, National or California Registers based on personages under National Register Criterion B or California Register Criterion (2).

Conclusion

The house at 642 Park Court may be considered for inclusion on the City of Santa Clara's list of architecturally or historically significant properties due to its age, integrity, and meeting local criteria for historical, cultural, architectural, and geographic significance. In addition, the Park Court neighborhood appears to be historically significant as the largest remaining intact example in Santa Clara of a locally rare "geometric planned" pattern of development from the early part of the Twentieth Century. The entire development appears to be eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List as a potential 'Park Court Historic District.'

Continued from B12. References, on Page 2

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"Altevogt Fails in New Attempt to End Own Life," *San Jose Mercury News*, May 19, 1931.

"Completion Notices, Santa Clara County," *Building and Engineering News*, Volume 25, p. 21, July-December, 1925.

"Park Court, A Community of Distinctive Small Homes 2 Blocks from the Alameda" (advertisement), *San Jose Mercury News*, May 3, 1925.

"Property Sales," *San Jose Mercury News*, July 5, 1953.

"Subdivision Purchased for Nearly Half a Million," *Redwood City Tribune*, December 24, 1925.

"Walter Altevogt is Poison Victim," *San Jose Mercury News*, August 22, 1928.

From: [Planning Public Comment](#)
To: [Albert](#); [Planning Public Comment](#); [Alex Tellez](#); [Rebecca Bustos](#)
Cc: [Christine Au](#)
Subject: RE: PLN25-00049 / 642 Park Court
Date: Thursday, May 29, 2025 9:07:59 AM

Good Morning,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review.

Please note, your comments will be part of the public record on this item.

Thank you for taking the time to provide your input on this item.

Regards,

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

From: Albert <aau730@gmail.com>
Sent: Wednesday, May 28, 2025 11:46 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Alex Tellez <ATellez@Santaclaraca.gov>
Cc: Christine Au <xtinetam@gmail.com>
Subject: PLN25-00049 / 642 Park Court

Some people who received this message don't often get email from aau730@gmail.com. [Learn why this is important](#)

Dear Santa Clara Planning Division and Members of the Historical and Landmarks Commission,

We are writing as concerned residents of Park Court, in response to the proposal submitted by 642 Park Court to significantly alter their property within our historic neighborhood.

We chose to raise our family in this area specifically because of its unique charm and the preservation of historical character that makes our court so special. The proposed transformation of this particular house poses a serious threat to the visual and architectural continuity of the neighborhood. We worry that such changes will erode the character that not only defines our community but also makes it a desirable and cohesive place to live.

Our concerns go beyond aesthetics. The scale and nature of the proposed project appear to have implications for long-term safety and traffic in our court as this will

set precedent to future projects. As parents of young children who regularly play outdoors with other neighborhood kids, we are particularly alarmed by any potential increase in traffic flow, construction-related hazards, and future congestion that could compromise the safety of our families.

We believe that any modifications to homes in historically designated neighborhoods should be approached with great care and respect for the area's legacy. In this case, we feel the proposal falls short of those standards and undermines the values we all moved here to protect and enjoy.

For these reasons, we are strongly opposed to the approval of this project in its current form and urge the committee to carefully consider the lasting impact it would have on the fabric of our community.

Thank you for your time and attention to this important matter.

Sincerely,

Albert and Christine Au
[584 Park Court](#)
[Santa Clara, CA 95050](#)

From: [Planning Public Comment](#)
To: [Riccardo Marino](#); [Planning Public Comment](#); [Alex Tellez](#); [Rebecca Bustos](#)
Cc: [Steve Le](#); [Meha Patel](#)
Subject: RE: Letter of Objection to 642 Park Ct remodel
Date: Thursday, May 29, 2025 8:40:44 AM
Attachments: [image001.png](#)
[Objection to PLN25-00049.pdf](#)
[image002.png](#)

Good Morning,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review.

Please note, your comments will be part of the public record on this item.

Thank you for taking the time to provide your input on this item.

Regards,

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

From: Riccardo Marino <riccardomarino1989@gmail.com>
Sent: Wednesday, May 28, 2025 10:04 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Alex Tellez <ATellez@Santaclaraca.gov>
Cc: Steve Le <SLe@SantaClaraCA.gov>; Meha Patel <mpatel@Santaclaraca.gov>
Subject: Letter of Objection to 642 Park Ct remodel

Dear Alex and Planning Department,

I am Riccardo Marino from 633 Park Ct.

Please find attached my formal letter of objection to PLN25-00049 for the proposed remodel of 642 Park Ct.

I've also copied Steve and Meha on this email, as they assisted me with the Mills Act process; Steve with the initial application, and Meha during the recent audit.

Once again, I want to express my gratitude to the City for supporting a program like the Mills Act and for giving residents the opportunity to help care for one of the few historic

neighborhoods in Santa Clara. This area is truly special. Not just for its 100+-year-old homes, but for the tight-knit community that lives here. That kind of community is far rarer, and arguably more valuable, than any single property.

I'm fully in favor of thoughtful investment and development, but this particular remodel offers no real benefit to anyone. In addition to the concerns outlined in the attached letter, I ask that you also consider the challenges the future residents of this home might face if the project moves forward. If this proposal addressed a clear need or solved a meaningful problem, I wouldn't feel compelled to voice my personal opinion. But instead, the project is highly disruptive, potentially hazardous, and raises questions about the integrity of existing Mills Act contracts since the historic character of the neighborhood is a key factor in the evaluation of individual properties.

Given my positive experiences with the Planning Department and the Historical and Landmarks Commission so far, I trust you'll help us find a balanced, thoughtful solution.

Expanding the home with a one-story addition toward the rear could be a valuable upgrade without compromising the character of the court. And while I continue to believe that adding a basement is risky (as discussed in my letter and audit due to the high water table in Park Ct), that would still be a more reasonable route, though not without its challenges.

A second story, however, would be a drastic and irreversible disruption.

I appreciate your time and dedication to what I believe is the best city in Silicon Valley, and I remain available for any questions or discussion.

Warm regards,

Riccardo Marino

Eric Crizer
2231 Park Ave
Santa Clara, CA 95050
ericjcrizer@gmail.com
May 27th 2025

City Council, Planning Commission, and the Historic Landmark Commission
1500 Warburton Avenue
Santa Clara, CA 95050

Dear Members of the City Council, the Planning Commission, and the Historic Landmark Commission,

I am writing to formally oppose the proposed renovation of 642 Park Court from 900 square foot to an imposing 3,600 square feet. This project raises significant concerns regarding its impact on our neighborhood, which is characterized by its historic small homes.

The proposed expansion is not only disproportionate to the surrounding residences but also threatens the architectural integrity and historical character of our community. Our neighborhood, which is more than 100 years old, is defined by its quaint, smaller homes that reflect our local history. A structure of this size would overshadow its neighbors, disrupt the visual harmony, and fundamentally alter the character of our streets.

Initially I had mixed feelings about opposing this project, knowing that in large part land use restrictions have led to the housing crisis we face. What resolved the matter for me was to recognize this is an effort by a wealthy individual with no interest in our community to further enrich themselves. The project does nothing to increase the stock of housing. Allowing such projects to succeed contributes to the demand for housing for speculation, which is tantamount to hoarding food during the early part of a famine in hopes of profiting when the famines victims are desperate enough to trade their anything for bread.

As we grapple with a housing crisis that demands innovative solutions and increased availability of affordable housing, we must prioritize projects that genuinely contribute to the well-being of our community. Allowing this renovation would not only fail to address our housing needs but also set a concerning precedent for future developments that prioritize profit over community integrity.

I urge the council to consider the long-term implications of this project and to stand firm in preserving the unique character of our neighborhood. We must advocate for developments that enhance our community and address the housing crisis, rather than those that serve the interests of a select few.

Thank you for your attention to this important matter. I hope you will take our community's concerns into account and oppose this renovation.

Sincerely,

Eric Crizer

ericjcrizer@gmail.com

To: Historical and Landmarks Commission

Dear Members of the Historical and Landmarks Commission,

I am writing as a resident of the Park Court neighborhood to express my strong opposition to the proposed remodel at 642 Park Court.

As Lorie Garcia, City Historian and official Historic Advisor to your Commission, has already shared, Park Court is not only the first automobile subdivision in Santa Clara, but also a rare example of early 20th-century planning that participated in the national Better Homes Week initiative in both 1925 and 1926. The Court embodies the principles of the "Small House Movement," which prioritized modest, human-scaled homes and cohesive neighborhood character. This proposed project threatens to dismantle those values.

The plans would increase the home's living space from 1,150 sq ft to 3,377 sq ft and raise its height from 17 feet 10 inches to 24 feet 6 inches—making it by far the largest and tallest structure on the block. This scale is entirely out of place in a neighborhood defined by its intimate, small-home feel. If approved, this project would set a precedent for oversized development that chips away at the unique and historic integrity of Park Court.


Additionally, I want to raise a concern about how this project was evaluated. The architectural packet references "recent examples of second-story additions" nearby, but those examples are 20–30 years old and do not reflect the current approach to development on our street. Every more recent remodel or addition I am aware of on Park Court has been constrained to a maximum height of 18 feet. When we applied for a permit to replace our roof shingles several years ago, the Planning Department informed us that the height limit was 18 feet. When was this changed—and why was 24 feet approved for this specific proposal?

These are not minor deviations; they represent a dramatic and unprecedented increase in scale for Park Court. I urge the Commission to protect the historical and architectural continuity of this neighborhood and to reject this proposal in its current form.

Thank you for your time and commitment to preserving the character of Santa Clara's historic neighborhoods. I would be happy to answer any questions or provide additional information.

Sincerely,

Mariya Malneva and Yuriy Malnev
555 Park Ct,
Santa Clara CA
95050

 05/26/2025
05/26/2025

Albert Au and Christine Au

584 Park Court
Santa Clara, CA 95050

May 25, 2025

Dear Members of the Santa Clara City Historical Committee,

We are writing as concerned residents of Park Court, in response to the proposal submitted by 642 Park Court to significantly alter their property within our historic neighborhood.

We chose to raise our family in this area specifically because of its unique charm and the preservation of historical character that makes our court so special. The proposed transformation of this particular house poses a serious threat to the visual and architectural continuity of the neighborhood. We worry that such changes will erode the character that not only defines our community but also makes it a desirable and cohesive place to live.

Our concerns go beyond aesthetics. The scale and nature of the proposed project appear to have implications for long-term safety and traffic in our court as this will set precedent to future projects. As parents of young children who regularly play outdoors with other neighborhood kids, we are particularly alarmed by any potential increase in traffic flow, construction-related hazards, and future congestion that could compromise the safety of our families.

We believe that any modifications to homes in historically designated neighborhoods should be approached with great care and respect for the area's legacy. In this case, we feel the proposal falls short of those standards and undermines the values we all moved here to protect and enjoy.

For these reasons, we are strongly opposed to the approval of this project in its current form and urge the committee to carefully consider the lasting impact it would have on the fabric of our community.

Thank you for your time and attention to this important matter.

Sincerely,

Two handwritten signatures in blue ink. The first signature is a stylized 'A' followed by a flourish, representing Albert Au. The second signature is a cursive 'Christine' followed by a flourish, representing Christine Au.

Albert and Christine Au
584 Park Court
Santa Clara, CA 95050

Dear Planning, HLC, and all those responsible for making decisions at 642 Park Court,

First I want you to imagine living in a 100 year old neighborhood of one story, detached garages, modest homes and someone, as an investment/flip, wants to build a mega 5 bed attached garage, 2 story, max out the lot, house that over looks your small backyard, your children, hot tub, etc. virtually changing forever the precedent for this historical neighborhood. Just imagine being the ones that would approve such a house. We can learn from our old quad neighborhoods where apartment buildings are sprinkled next to beautiful old homes. Now is the time to say no! We will never be able to go back! We can go forward to put in place protections to preserve this neighborhood. Are you willing to help make that happen?

I implore you to walk Park Court and read Mark Hoag's book, "Park Court, Santa Clara, CA, The Treasures Within" and then tell me if you want to take the steps to destroy the integrity or to save the history of this charming 1920's neighborhood.

I have so many concerns.

- will this turn into a mini SCU dorm.**
- parking issues**
- precedent set for more 2 story monstrosities**
- the siding, windows, outside details replacing existing front facade same as existing. Wood not vinyl.**

All this being said I understand this 100 year old house needs some love. We just ask to help keep it with the same quality as you would your own neighborhood. The homeowners of Park Court love our 100 year old neighborhood and we put in the work to preserve these charming homes.

We celebrated Park Court's 100 birthday this past year and will continue to celebrate the uniqueness with your help to stop this mega house.

Thank-you,

Wendy AS Hoag and Mark T Hoag, 763 Park Court

May 25, 2025

Dear Historical Commission,

I am Isabelle Niu, owner of 650 Park Ct Santa Clara CA 95050. I just learned about the construction proposal on 642 Park Ct. and I'm writing to strongly oppose the project.

Park Court is a tranquil, beautiful neighborhood with long history—one of the oldest neighborhoods in Santa Clara. The proposed construction will change the look and the feel of the neighborhood permanently and irrevocably, something I would absolutely not want to see as this change would make Park Court not Part Court anymore. I want to keep the architectural style to the similar styles of the existing houses on park court. Park Court is a place we call home which carries memories, traditions which we shall preserve.

This new proposed construction includes 5 bedrooms. The house will look very odd among the small (most are 2 bed rooms on Park Ct) houses on park ct. Park Ct neighborhood has historical design elements, the new style will be a de facto undermining local heritage which is 100 years old. If the new proposed construction is approved, it will set a precedent which may open the door to future developments that further dilute the character of the area.

The last but not the least, I am deeply concerned and disturbed by the newly proposed construction as this clash of architectural designs will create visual dissonance that lowers resale value of neighborhood homes including mine. Most buyers seek a cohesive neighborhood style will be less inclined to buy nearby, affecting market demand.

I strongly oppose this newly opposed construction.

Thank you for your time and attention to this matter.

Isabelle Niu
650-469-2190

City of Santa Clara
Planning Commission

Subject: Opposition to Proposed Development at 642 Park Ct, Santa Clara, CA 95050

Dear Planning Division,

I am writing as a concerned resident of Santa Clara to formally oppose the proposed development at 642 Park Ct, Santa Clara, CA 95050. According to information circulating in the neighborhood, the new property owner intends to demolish the existing small home and construct a two-story, 3,300-square-foot studio. I respectfully urge the City to reconsider approving this project due to the following serious concerns:

1. **Neighborhood Character and Scale**

The proposed structure is dramatically out of scale with the surrounding homes, which are primarily single-story, modestly sized residences. A two-story building of this size would disrupt the architectural harmony and visual character of our well-established neighborhood.

2. **Historical Significance and Potential Protection**

The existing structure at 642 Park Ct may be of historical significance, given its age and architectural style. I request that the City investigate whether this property qualifies for historical preservation under Santa Clara's Historic Preservation Ordinance or the Mills Act. Destroying potentially historic structures undermines the cultural and architectural heritage of our city.

3. **Traffic, Parking, and Infrastructure Impact**

A high-occupancy student studio would introduce significantly more traffic and parking demands on an already narrow and quiet residential court. This would not only strain local infrastructure but also increase safety risks for pedestrians, children, and elderly residents.

4. **Privacy and Quality of Life**

The size and height of the proposed structure would result in a loss of privacy for neighboring homeowners. Additionally, a high-density student occupancy model may generate increased noise and disrupt the peaceful atmosphere of the area.

5. **Precedent for Overdevelopment**

Approving a large-scale development like this on a single-family lot could set a precedent for further inappropriate densification in our neighborhood, potentially eroding community cohesion and livability.

In light of these concerns, I respectfully request that the Planning Division:

- Investigate whether the existing structure at 642 Park Ct qualifies for historic protection;
- Deny approval for developments that are incompatible with the character, scale, and zoning of the neighborhood;
- Notify residents of any public meetings or hearings regarding this application.

Thank you for your time and for your continued efforts to preserve the integrity of Santa Clara's neighborhoods.

Sincerely,
Zhengyang Yu & Tiantian Xia

733 Park Ct, Santa Clara, 95050.

Dear City of Santa Clara Planning Commission,

In honor of the month of May - Historic Preservation Month, the Park Court neighborhood celebrates heritage and history with the City. Residents of Park Court share the city's vision of preserving and celebrating the City of Santa Clara's roots. After celebrating 100 years as a community last year, the neighborhood looks forward to setting the standard for which other tight knit communities can follow. The quaint neighborhood is comprised of working class families which are the foundation of which the city is built.

Unfortunately , said community is threatened by a a developer hoping to exploit the very land which houses these families. The developer proposes the construction of a two story home with an attached garage offering living space to two or three times that of the normal Park Court plots. Park Court is not set to accommodate such a massive structure as the court offers limited parking on narrow streets along with the charm of the 1920s.

To preserve the integrity of the over 100 year old neighborhood and to honor Historic Preservation Month, we request the City of Santa Clara Planning Commission reject the developer's proposal and consider how this would compromise the integrity of not only Park Court, but the city's intent to preserve history.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to be 'Dustin Eng', with a stylized, looping design.

Dustin Eng - Park Court resident over 20 years

Joe and Tam Mulqueen
663 Park Court
Santa Clara, CA 95050

5-27-25

To the Santa Clara Planning Division Regarding PLN25-00049 (642 Park Court)

Hello,

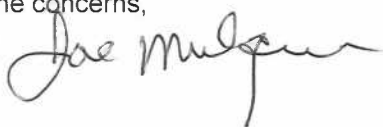
I am writing this letter concerning the home modification project at 642 Park Court. The 5 BR 3.5 Bath, nearly 3,400 sq ft plan, that is 2-3x larger than nearly every home, is simply not compatible with this neighborhood of small homes, on narrow lots, on a narrow street.

My primary concern is with parking and egress.

- A home of this scale will put many more cars *on the street* than the narrow lot's frontage can support. Parking is already tight here and some areas have more cars than available space. Neighbors try to be respectful and park in front of their own homes but this new project will become a tipping point where there is potential for 5 or more cars with no place to park other than in front of someone else's home. This will become a game of musical chairs which pits neighbors against each other in a way that does not exist today.
- And let's be honest, a single file driveway/garage on a deep narrow lot is not a realistic solution because no one wants to be boxed in. If the car furthest in needs out, ALL cars need to move somewhere else, all at once. After a few cycles of this, people simply end up parking on the street. And since there are only two spots in front of homes, the extra cars scatter to compete with others for convenient parking. Parking then becomes first come first served and residents will park down the street because someone up the street found an open slot in front of someone else's house.
- Adding to complexity is the narrow street itself. It's difficult to back out if someone parks across from an existing driveway. Neighbors are generally respectful of this concern but the extra cars from this project will test that respect and generally contribute to an issue of "spots are needed, but not opposite my driveway, please."
- And regarding egress, it's not even possible for two cars under way to pass through when cars are parked across from each other on both sides of the street. One driver must find an open slot, and safely position their car to the side until the other driver can pass. Some parts of Park Court are especially impacted by this and have become quite tricky because on occasion the entire length of the street can be affected with no place to pull over. Adding more cars from a house 2-3x bigger than all others will only worsen this issue.

Thank you for reading the concerns,

Joe and Tam Mulqueen
663 Park Court



408-348-3688

Michela Dell'Olio & Francois Ducaroir
672 Park Court
Santa Clara

For whom it may concern,

We are very concerned about the proposed new construction at 642 Park Court. We fear that such a big size house - 3 times bigger than original ! - does not fit in our small historic street. The proposed size home would take away privacy and sunlight from the surrounding neighbors.

We must have the City's back to preserve the historic neighborhood! Any demolition and complete rebuild should be subjected to strict scrutiny and supervision by the City's Architectural Committee. We understand that property owners want to modernize their homes, that new investors want to build bigger, but this should only be permitted by way of respecting the architectural style and historic Park Court. It is essential that the city consult with experts of the 1920's architecture to preserve our historic neighborhood!

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'F' or 'D' with a long horizontal stroke extending to the right.

Attn: Planning Division, City of Santa Clara, and Historical and Landmarks Commission

Dear Mme/Sir,

My name is Elena Teica, I am the owner of the property at 570 Park Court, Santa Clara.

We are writing to you to state our strong opposition to the proposed development of a large investment property at 642 Park Court, 95050, Santa Clara. While we respect the right of the investors to maximize their profit, the proposed project comes in clear conflict with the safety, comfort and cultural heritage of our community: the Park Court Subdivision of Santa Clara.

Thank you for taking the time to read our considerations below:

1. The houses on Park Court were built in 1924-1925, when traffic was not a concern. The street is very narrow, the parking space is limited. Entering and exiting the court meets curves and limited visibility if cars are parked on the street. The property at 642 Park Court is no exception with respect to parking accommodations, it is actually one of the smaller houses on our street.

The age of the neighborhood is probably also the reason for the unreliable infrastructure, not just the road, but also piping, utilities wires, and our latest nemesis – drainage. We believe a new development - like the large one proposed at 642 Park Court - should take into account the burden on this infrastructure landscape.

2. The Park Court Subdivision is listed on the Historic Resources Inventory as the last subdivision in Santa Clara that preserves the original architectural styles of every house. This was possible largely by the effort of the owners/community with the encouragement, assistance and – when needed – enforcement of development restrictions by the Planning Division Committee of the City of Santa Clara. We are one of the families who spent more than \$100,000 to comply with every restriction imposed by the City that helped preserve the historical value of our neighborhood.

There is abundant established precedent to the Planning Committee's effort in this direction that was met each time with compliance, and we hope it will continue to be the case.

The proposed project at 642 Park Court would not preserve the character of the existing house.

3. Only decades ago, our neighborhood did not have fences separating the properties. Following this tradition of "good neighbors", most properties do not have a boundary survey even today, instead - the owners on our street are taking into account the comfort and privacy of their neighbors when expanding their homes. Would investors honor this inherited particularity of our neighborhood? Our experience is that they never do and the owners are left dealing with the aftermath.

4. We are aware of the housing shortage in our City and strongly believe that a rental property is one less house on the market that a family could call "home".

Thank you very much for your time,

Best Regards,

Elena Teica (408 613 3325).



05/27/2025

Graham Cramb
652 Park Ct
Santa Clara, CA 95050
[408-595-7045](tel:408-595-7045)

City of Santa Clara
Planning Department
1500 Warburton Ave.
Santa Clara, CA 95050

To Whom It May Concern:

It has recently come to my attention the proposed remodel and expansion intended for 642 Park Court, Santa Clara, CA, which is my adjacent neighbor. The proposed addition is not appropriate in its intended plan for the following reasons:

1. It is egregious in size and height relative to its neighbors.
2. It invades the privacy and quiet enjoyment of my home and several adjacent homes.
3. The proposed height, size and setbacks are extremely close to my home.
4. The home is not complementary to the historical nature of the Park Court neighborhood. For many, the decision to purchase and reside in this neighborhood was based on this fact. Given the extreme difference in architecture and massiveness of the proposed structure, it will likely drive down the value of adjacent home, mine included.
5. The 5-bedroom home will impact the parking on the already narrow and crowded street.
6. The current owner of the home may or may not reside in the home and could rent the home to students at Santa Clara University creating a very serious impact on the neighbors in terms of factors relative to student housing including parking, noise, trash and other issues.
7. Street safety will be impacted by additional traffic and congestion related to additional residents/tenants.
8. If the home is sold after the proposed expansion, the home could be purchased by investors with the sole purpose of turning the home into student housing.

Kind Regards,



Graham Cramb

May 28, 2025

To: Historical and Landmarks Commission

Re: 642 Park Court

June 5, 2025 meeting

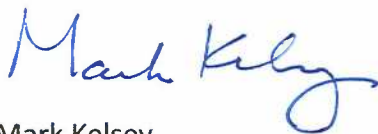
PLN25-00049

We ask the Historical Commission to deny approval of the project proposed for 642 Part Court. The project proposes to enlarge an existing 1150 sq ft, 2 bedroom, 1 bath, single story home built over 100 years ago to a 3000 sq ft, 5 bedroom, 3 ½ bath, two story home. This large structure is completely out of character with historic Park Court. The Historical Commission should require the applicant to reduce the size of the project to be in keeping with the small homes of Park Court and should not allow the addition of a second story so that the house remains in keeping with the single story homes of Park Court.

Park Court is a unique historic area of Santa Clara. It should be protected and preserved. Park Court recently celebrated its 100th anniversary as a neighborhood. Lorie Garcia, City Historian, says "Park Court is an intact collection of small houses that demonstrate principles of the small house movement from the 1920's. . . .Park Court provides a significant and distinguishable historic district in the City of Santa Clara and also is its only intact 1920-30s subdivision." It is surprising that Park Court is not a movie location given its historic nature and charm.

In addition to the architectural and historic concerns of this proposal, it also will have a negative impact on parking and traffic. Park Court is a narrow street with limited parking. Adding a large home without providing significant parking accommodation on the property will further increase congestion and limit parking for other residents.

The proposed project threatens the integrity of the Historic status of Park Court. If allowed, this opens the door for similar projects which will ultimately mean the loss of the historic value of Park Court. The Historical Commission has a duty to protect Park Court and we urge the Historical Commission to deny this application.



Mark Kelsey



Kathy Kelsey

740 Hilmar St
Santa Clara, CA 95050

Subject: Opposition to Development Plans at 642 Park Court

To: Historical and Landmarks Commission/City of Santa Clara Planning Dept

I am writing to express my strong opposition to the proposed development at 642 Park Court. I have owned my home at 594 Park Court for over 34 years. Built in 1930, it was the historical charm, character, and scale of the neighborhood that drew me to this community in the first place. Park Court is a unique and cherished enclave, defined by its quaint homes, quiet streets, and a shared appreciation for its architectural heritage.


The proposed project at 642 Park Court is deeply concerning due to its disproportionate size—more than twice that of the original structure and significantly larger than the surrounding homes. Such a development threatens the very qualities that make Park Court special. If approved, this project would set a troubling precedent, potentially opening the door for oversized, out-of-character homes that would erode the court's historical integrity.

Beyond aesthetic and cultural concerns, there are also very real practical implications. Increased building size will likely lead to greater demands on street parking, heightened traffic, more noise during and after construction, and potential water drainage issues. These cumulative effects may lower property values for existing residents and permanently alter the fabric of our neighborhood.

I urge you to consider the long-term consequences of allowing such a development to proceed. Once the character of Park Court is lost, it cannot be regained.

Thank you for your time and attention to this important matter.

Sincerely,


Terry Jansen

Homeowner, 594 Park Court

May 28, 2025

To the City of Santa Clara, the Planning Commission and the HLC,

I am writing to formally oppose the proposed construction of an oversized residence at 642 Park Ct., located in one of our city's most treasured historic neighborhoods.

This neighborhood is composed primarily of homes that are over 100 years old. Modest in scale and rich in character, these homes reflect the architectural history and cultural identity of our city. Their consistent scale and design contribute to the unique charm and livability of the area, which has been preserved through decades of care and community stewardship.

It is especially troubling that this proposal is being considered during Historic Preservation Month, a time dedicated to recognizing and honoring the importance of protecting places with historical and cultural value. Allowing the construction of a home that is vastly out of scale with its surroundings not only threatens the integrity of this historic neighborhood but also undermines the very goals and spirit of this month.

Approving this development would set a dangerous precedent for future incompatible construction, inviting a gradual erosion of the neighborhood's historic fabric. Additionally, the proposed scale of the structure raises concerns about loss of sunlight and privacy for adjacent homes, strain on infrastructure, and increased traffic and parking challenges, not to mention the noise and debris during construction.

I urge the Planning Department to respect the significance of this historic district, uphold existing zoning and design guidelines, and prioritize the long-term preservation of neighborhoods that reflect our city's identity and heritage.

Thank you for your consideration and for your commitment to thoughtful and respectful urban planning.

Sincerely,
Henry and Lena Sim, Park Ct. residents

File # PLN25-00049
Location: 642 Park Ct.
Santa Clara, CA. 95050

My name is Lorrie Furtado, I live at 632 park Ct. next door to the 642 home. My family has owned 632 since 1948 & 642 since the sixties.

Our neighborhood is small, friendly, quiet and quaint. The street is very small and a 3,000 plus house would overwhelm the neighborhood!

This will also further impact this small street parking availability issue!!

I planned on living my golden years in my quiet, quaint, friendly, safe neighborhood. This is not the street or neighborhood to build a home this size! Obviously they don't care about the impact to the residents of this charming court. This neighborhood is historical and should remain so,

Lorrie Furtado
632 Park Ct.
SC, CA. 95050

642 Park Ct. PLN25-00049 Comments

From: Carl Hoffmann (clhoff@yahoo.com)

To: planningpubliccomment@santaclaraca.gov

Cc: judy_hoffmann@yahoo.com

Date: Tuesday, May 27, 2025 at 12:37 PM PDT

Hello,

We are residents on nearby Hilmar Street and we are firmly against the proposed modifications to the home at 642 Park Ct. These changes would create a monster home within a historic neighborhood that consists of homes that are overwhelmingly 1-story, 2-3 bedrooms.

These proposed modifications would create a structure significantly out of character and well beyond what would fit within this subdivision, not to mention the parking issues that would come with the larger home.

As long-time Santa Clara residents, we feel strongly that historic neighborhoods and their architectural history need to be preserved.

Sincerely,

Carl and Judy Hoffmann
Hilmar St.

May 27, 2025

To the City of Santa Clara, the Planning Commission and The HLC:

Whenever a 1st-time visitor or a service person exits the very busy Hwy. 880 on Bascom Ave, he/she finds Park Ct. waiting. After finally figuring out the seemingly nonsensical addresses, that person parks, exits his/her vehicle, takes a deep breath and exclaims, "Wow! I never even knew this neighborhood was back here. It's so tucked away, quiet, charming, unique and PETITE. What a sweet place to live!"

That is a true-to-life description of our wonderful 101 year-old neighborhood, where our family has lived since 1985. To negate that description by allowing the construction of a 3,377 foot 2-story "monster" home on our tiny little court would be a travesty which would forever alter our lives and lifestyles. All of us on Park Ct. love the *tininess of our neighborhood* and do not want to see it destroyed by a bloated structure which neither matches the other dwellings nor blends into the ambience here.

Since one of the agenda items on tonight's City Council meeting is to proclaim May, 2025 Historic Preservation Month (Harnessing the Power of Place), I think this letter of appeal could not be more timely.

Sincerely,

Steve Pait and Tonia Trombetta-Pait; long-time Park Ct. residents.



Amrita Marino <acdesign1403@gmail.com>

Fwd: Letter to the Historic Landmark Commission

1 message

Terry Jansen <terry@psvillage.com>
To: "Riccardo (& Amrita) Marino" <acdesign1403@gmail.com>

28 May 2025 at 11:07

Another one to print...

Begin forwarded message:

From: jmoyoli@gmail.com
Date: May 28, 2025 at 11:05:14 AM PDT
To: terry@psvillage.com
Subject: Letter to the Historic Landmark Commission
Reply-To: "jmoyoli@gmail.com" <jmoyoli@gmail.com>

Dear Commission Members,

I write to you to express my concern about the proposed addition to the 642 Park Ct home.

- Despite their indications, there have been no 2-story additions in our neighborhood in 'recent' years.
-A few of us built DOWN to NOT have an imposing structure encroach on the quaint feeling of walking through our loop of Craftsman Bungalows

That said, I'm not in favor of a project of this magnitude as I don't want to be staring up at a behemoth of a building from my house. It just makes no sense...

Regards,
Juan Moyoli
651 Park Court

Denice Walker

652 Park Ct.
Santa Clara, CA 95050
DeniceWalker2030@gmail.com
(408) 390-1674

May 27, 2025

Historical Landmarks Commission / Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050

Dear Members of the Historical Landmarks Commission and Planning Division,

I am writing to express my deep concern about a proposed massive remodel at 642 Park Court in our small, historic neighborhood. The project involves expanding the home to cover almost the entire lot and adding a second story—resulting in what would become the largest house in our community.

This proposed structure is completely out of scale with the surrounding homes, which are modestly sized and thoughtfully spaced, preserving the historic character of our neighborhood. The new home will sit just a narrow driveway's width from my property at 652 Park Ct., significantly affecting my privacy and blocking sunlight to parts of my home and yard. These impacts are not minor—they would change the way I live in and enjoy my own home.

Our street is also extremely narrow, and parking is already a significant challenge. A five-bedroom house has the potential to bring five or more vehicles to an area that cannot reasonably accommodate them. Over the years, my parked cars have been sideswiped three times due to these tight conditions—one of those incidents costing \$1,700 in damage. In another case, a speeding driver veered in the street and struck my vehicle head-on, totaling it. These are not isolated incidents—they reflect ongoing safety hazards that this kind of large-scale development would only make worse.

I respectfully ask that you consider the broader and long-term impacts this remodel would have—not only on the historic integrity of the neighborhood, but also on the safety, privacy, and well-being of the residents who live here. Allowing a structure of this scale sets a precedent that could fundamentally change the nature of our community.

Thank you for your time and for your ongoing work to preserve the character and livability of our historic neighborhoods. I would greatly appreciate being notified of any upcoming public meetings or opportunities for community input regarding this project.

Sincerely,
Denice Walker

To:

Planning Division, City Hall, 1500 Warburton Avenue, Santa Clara 95050

<https://www.santaclaraca.gov/our-city/government/boards-commissions/historical-landmarks-commission>

HistoricalLandmarksCommission@santaclaraca.gov.

PlanningPubicComment@SantaClaraCA.gov

NO on proposed construction of second-story addition for a
5 BD, 3-1/2 BATH at 642 PARK CT., Santa Clara, CA

As residents living at 683 Park Ct. near the site of the proposed second-story addition at 642 Park Ct., we submit our objection to this proposal for the following reasons. Park Court, located on a small street with minimal parking, is a neighborhood of unique, quiet, small one-story homes. These properties are zoned for single-family (meaning . . . , “Properties with an accessory unit must provide one additional standard parking space that does not obstruct access to both of the required covered parking spaces.” Five additional bedrooms should/could require accommodation for five additional parking spaces on the street that will impact on our ability to park in front of our own home. We already have trouble finding a parking space at our lot because there is no entrance driveway in front of our home.

This proposal could become a precedent for future building in this quaint, little neighborhood. Our property value will be impacted. We request protection from the Historical and Landmarks Commission for this precious environmental space. Please leave our historic neighborhood alone.



Donna and Sam Orme

683 Park Court

Santa Clara, CA 95050

To: Santa Clara Historical Commission:

28 May, 2025

My wife and I write in opposition to the plans recently submitted for 642 Park Court. We own the house at 2251 Park Avenue which was a model home for the original Park Court development in 1924, so we are proud to consider our house part of the original Park Court subdivision. We believe this Park Court provides a historically unique architectural design for bungalows of that era that is worth maintaining both for historic purposes as well as being consistent with current smaller houses designed for less environmental impact. The proposed tripling of the floor space, regardless of any design elements that may be incorporated, takes the proposed design completely out of the realm of the look and feel of the original historic development and would frankly be an abomination.

The current Park Court, even though it does include a couple larger expansions that were allowed during times when there was less attention to maintaining design integrity in Santa Clara, provides a high degree of design consistency that greatly adds to its attractiveness and historical value. This was clearly demonstrated last year when the entire Park Court community held a gathering with festivities to celebrate the 100th anniversary of the founding of Park Court, see photo below. That demonstrates a community appreciation of the history and significance of this subdivision. To now allow such a design change as is being proposed would disparage that strong community value.

Allowing the larger footprint and a second story degrades the entire subdivision. The fact that 2nd stories are allowed by code does not make it acceptable from an overall subdivision integrity viewpoint and would result in a loss of the historical and design value of this unique Park Court subdivision.

Sincerely,
Hudson and Christine Washburn
2251 Park Avenue
Santa Clara, CA



David W. Keith & Shawna Rosen

623 Park Ct

Santa Clara, CA 95050

May 27, 2025

Santa Clara Historical & Landmarks Commission

City of Santa Clara

1500 Warburton Ave

Santa Clara, CA 95050

RE: Concerns Regarding Proposed Expansion at 642 Park Ct in Historic Park Court Subdivision

Dear Members of the Historical & Landmarks Commission,

We are writing as a residents of the Park Court subdivision to formally express our deep concern regarding the proposed expansion of a historic home from a one-story 1,037 square foot home to a two-story 3,377 square foot home. While we understand and respect the desire for home improvements, this scale of development is incompatible with the historic character and cultural significance of our neighborhood.

Park Court was developed as part of the *Better Homes in America Small House Movement*, and its homes reflect this history in both scale and design. The original one-story residences were thoughtfully constructed to promote livability, affordability, and community cohesion—values that continue to define the neighborhood today.

Our primary objections to the proposed expansion are as follows:

1. Sightlines and Visual Character:

Two-story homes are rare on Park Court and are all later, mid-century additions that departed from the neighborhood's founding architectural vision. Allowing a second story of this magnitude would disrupt the established sightlines and the low-profile streetscape that contributes to Park Court's unique charm.

2. Scale and Incongruity:

The proposed home, at over 3,300 square feet, would triple the size of the original structure and significantly exceed the 2-3 bedroom footprint common to the neighborhood. Such a disproportionate change would diminish the uniformity and scale that make Park Court a cohesive historic environment.

3. Ongoing Historic Preservation Efforts:

With increasing community interest in preservation, several neighbors have been awarded Mills Act contracts. Additionally, thanks to the efforts of the Santa Clara city historian and Mark Hoag's book *"Park Court, Santa Clara, CA, The Treasures Within,"* we are actively pursuing state and federal recognition for the subdivision as a historic district. Maintaining the integrity of the original home footprints and architectural finishes is vital

to that effort. Allowing oversized modifications could jeopardize these preservation goals and potentially impact the long-term property value for all residents.

We urge the Commission to consider the broader impact of this proposal—not just on one property, but on the character, cohesion, and historical significance of the entire Park Court community.

Thank you for your time and for your continued stewardship of Santa Clara's rich architectural heritage.

Sincerely,

David W. Keith & Shawna Rosen

Residents since 2013, Park Court Subdivision

“Though the neighborhood has seen its' share of remodeling, the streetscape remains essentially frozen in time as single story Colonial Revival, Cape Cod and Craftsman-Bungalow style homes built in the mid-twenties.”

– Mark Hoag 2020 *Park Court, Santa Clara, CA, The Treasures Within*





Amrita Marino <acdesign1403@gmail.com>

Fwd: PLN25-00049 Concerns

1 message

Terry Jansen <terry@psvillage.com>
To: "Riccardo (& Amrita) Marino" <acdesign1403@gmail.com>

27 May 2025 at 23:15

See attached, I don't think we have a letter from Tam. So this also needs to be printed. Thanks

Begin forwarded message:

From: Tamjoem@yahoo.com
Date: May 27, 2025 at 11:08:38 PM PDT
To: PlanningPublicComment@santaclaraca.gov, Joe MULQUEEN <tamjoem@yahoo.com>, Terry Jansen <terry@psvillage.com>
Subject: PLN25-00049 Concerns
Reply-To: "tamjoem@Yahoo.com" <tamjoem@yahoo.com>

To the Santa Clara Planning Division Regarding PLN25-00049 (642 Park Court)

Hello,

I am writing this letter concerning the home modification project at 642 Park Court. The 5 BR 3.5 Bath, nearly 3,400 sq ft plan, that is 2-3x larger than nearly every home, is simply not compatible with this neighborhood of small homes, on narrow lots, on a narrow street.

My primary concern is with parking and egress:

A home of this scale will put many more cars *on the street* than the narrow lot's frontage can support. Parking is already tight here and some areas have more cars than available space. Neighbors try to be respectful and park in front of their own homes but this new project will become a tipping point where there is potential for 5 or more cars with no place to park other than in front of someone else's home. This will become a game of musical chairs which pits neighbors against each other in a way that does not exist today.

And let's be honest, a single file driveway/garage on a deep narrow lot is not a realistic solution because no one wants to be boxed in. If the car furthest in needs out, ALL cars need to move somewhere else, all at once. After a few cycles of this, people simply end up parking on the street. And since there are only two spots in front of homes, the extra cars scatter to compete with others for convenient parking. Parking then becomes first come first served and residents will park down the street because someone up the street found an open slot in front of someone else's house.

Adding to complexity is the narrow street itself. It's difficult to back out if someone parks across from an existing driveway. Neighbors are generally respectful of this concern but the extra cars from this project will test that respect and generally contribute to an issue of "spots are needed, but not opposite my driveway, please."

And regarding egress, it's not even possible for two cars under way to pass through when cars are parked across from each other on both sides of the street. One driver must find an open slot, and safely position their car to the side until the other driver can pass. Some parts of Park Court are especially

impacted by this and have become quite tricky because on occasion the entire length of the street can be affected with no place to pull over. Adding more cars from a house 2-3x bigger than all others will only worsen this issue.

Thank you for reading the concerns,
Joe and Tam Mulqueen
663 Park Court



Concern Re PLN25-00049.docx

18K



Amrita Marino <acdesign1403@gmail.com>

Fwd: Letter to the city from 733

1 message

Terry Jansen <terry@psvillage.com>
To: "Riccardo (& Amrita) Marino" <acdesign1403@gmail.com>

28 May 2025 at 08:10

Begin forwarded message:

From: Tiantian Xia <tiantianxia627@gmail.com>
Date: May 28, 2025 at 7:36:45 AM PDT
To: terry@psvillage.com
Subject: Letter to the city from 733

Hi Terry,

Here's the letter from [733 park ct.](#)

[City of Santa Clara](#)
Planning Commission

Subject: Opposition to Proposed Development at [642 Park Ct, Santa Clara, CA 95050](#)

Dear Planning Division,

I am writing as a concerned resident of Santa Clara to formally oppose the proposed development at [642 Park Ct, Santa Clara, CA 95050](#). According to information circulating in the neighborhood, the new property owner intends to demolish the existing small home and construct a two-story, 3,300-square-foot studio. I respectfully urge the City to reconsider approving this project due to the following serious concerns:

1. Neighborhood Character and Scale

The proposed structure is dramatically out of scale with the surrounding homes, which are primarily single-story, modestly sized residences. A two-story building of this size would disrupt the architectural harmony and visual character of our well-established neighborhood.

2. Historical Significance and Potential Protection

The existing structure at 642 Park Ct may be of historical significance, given its age and architectural style. I request that the City investigate whether this property qualifies for historical preservation under Santa Clara's Historic Preservation Ordinance or the Mills Act. Destroying potentially historic structures undermines the cultural and architectural heritage of our city.

3. Traffic, Parking, and Infrastructure Impact

A high-occupancy student studio would introduce significantly more traffic and parking demands on an already narrow and quiet residential court. This would not only strain local infrastructure but also increase safety risks for pedestrians, children, and elderly residents.

4. Privacy and Quality of Life

The size and height of the proposed structure would result in a loss of privacy for neighboring homeowners. Additionally, a high-density student occupancy model may generate increased noise and disrupt the peaceful atmosphere of the area.

5. Precedent for Overdevelopment

Approving a large-scale development like this on a single-family lot could set a precedent for further

inappropriate densification in our neighborhood, potentially eroding community cohesion and livability.

In light of these concerns, I respectfully request that the Planning Division:

- * Investigate whether the existing structure at 642 Park Ct qualifies for historic protection;
- * Deny approval for developments that are incompatible with the character, scale, and zoning of the neighborhood;
- * Notify residents of any public meetings or hearings regarding this application.

Thank you for your time and for your continued efforts to preserve the integrity of Santa Clara's neighborhoods.

Sincerely,

Zhengyang Yu & Tiantian Xia

[733 Park Ct, Santa Clara, 95050](#)



Amrita Marino <acdesign1403@gmail.com>

Lisa Mulvaney's letter to print

1 message

Terry Jansen <terry@psvillage.com>

28 May 2025 at 14:33

To: "Riccardo (& Amrita) Marino" <acdesign1403@gmail.com>

May 27, 2025

City of Santa Clara
Historical and Landmarks Commission/Planning Department
[1500 Warburton Avenue](#)
[Santa Clara, CA 95050](#)

Dear Historical and Landmarks Commission/Planning Department:

RE: File: PLN25-00049

Location: [642 Park Court, Santa Clara, CA 95050](#)

Subject: Architectural Review for the Construction of a 942 square foot second story addition and a 987 square foot first floor addition; resulting in a 3,377 square foot five bedroom, three & a half bathroom two-story potential historical residence

I am the owner of 782 Park Court. My home is a historic Mills Act property. It was built in 1924.

It is a small single-story, 1,103 sq. ft. 2 bedroom, 1 bathroom bungalow, on a 4,092 sq. ft. lot. I have owned my home for 16 years. When I began house hunting back in 2009, 782 Park Court was the first house that I toured. I immediately fell in love with the architectural charm of the home and the neighborhood.

I am vehemently opposed to the proposed expansion of the house located at 642 Park Court, in particular to the proposed 942 sq. ft. second floor addition, for the following reasons:

1. The majority of the other homes around Park Ct. are small single-story bungalows, built between 1924 and 1925. Most were originally 2 bedroom and 1 bathroom homes.

The existing square footage of 642 Park Court is 1448 sq. ft. The buyer proposes to more than double the size of the house by adding an additional 1929 sq. ft. for a total of 3,377 sq. ft. This will be a “monster home” with 5 bedrooms & 3 and a half bathrooms. The size and scale of this proposed expansion will be disproportionate to the size and scale of the other homes on Park Court.

2. This proposed “monster home” would completely change the character of the historic and charming 1920’s Park Court subdivision; and

3. Should this proposed expansion of 642 Park Court be approved by the Historical and Landmarks Commission/Planning Department, it could also potentially open the door for more “monster homes ” being developed on Park Court.

Please consider these concerns as you perform your architectural review for the proposed construction of a 942 square foot second floor addition and a 987 square foot first floor addition to the existing 1,448 square foot house at [642 Park Court](#).

Thank you,

Lisa Mulvany
[782 Park Court](#)
[Santa Clara, CA 95050](#)

Riccardo and Amrita Marino

633 Park Court
Santa Clara, CA 95050
acdesign1403@gmail.com

4082396800 | 6508175389

May 27 2025

Planning Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Opposition to Proposed Second-Story Addition in Historic Park Court Neighborhood

Dear Members of the Planning Department,

We are writing as residents and homeowners on Park Court, a unique and historically significant enclave in Santa Clara. Our neighborhood, while not officially designated as a historic district, is home to several recorded historic properties and was proud to celebrate its 100th anniversary just last year, in 2024.

Recently, we became aware of a development proposal for a property in our court involving the construction of a basement and an additional second story. This proposal raises deep concern among the residents, ourselves included, due to the irreversible impact it would have on the historic character and architectural harmony of Park Court.

All existing homes on Park Court are single-story, early 20th-century residences that together form a cohesive and visually harmonious streetscape. The proposed second-story addition would be dramatically out of scale with the rest of the court and would undermine the aesthetic and historical value that residents have worked hard to preserve. Unfortunately, a precedent exists with one home that previously added a second story; it is widely regarded in the neighborhood as an eyesore and a regrettable deviation from our architectural heritage.

Park Court's architectural and cultural significance was even **recognized by *The New York Times* in a 2021 (see attached page 3) article** that featured 633 Park Court as one of three exemplary \$1.1 million homes in California. Alongside homes in Los Angeles and Oakland, this 1924 cottage was selected for its charm, history, and preserved period features. The article noted its original fireplace, hardwood floors, and historically styled garden spaces as key qualities that make it desirable — precisely the elements threatened by incompatible development. The inclusion of our neighborhood in a national publication highlights the need for responsible planning decisions that uphold our legacy.

We have personally committed to historic preservation through the Mills Act, under which our properties are protected and subject to regular audits to ensure compliance with preservation standards. It is disheartening to see these standards potentially circumvented by new development that disregards the context and significance of its surroundings. If such substantial alterations are allowed without meaningful review, it calls into question the value and purpose of the Mills Act and the city's broader commitment to historic preservation.

We respectfully urge the Planning Department to carefully reconsider the approval of this project. Allowing a second story in the heart of Park Court would not only destroy the historic integrity of the neighborhood but also set a precedent that undermines the efforts of residents and the city alike in preserving Santa Clara's unique cultural assets.

Thank you for your attention to this matter. We are available to discuss this concern further and would be grateful for any opportunities to participate in upcoming hearings or reviews on this project.

Sincerely,

Riccardo and Amrita Marino

Residents, Park Court

The Wayback Machine - <https://web.archive.org/web/20210331010713/https://www.nytimes.com/2021/03/26/realestate/1-million-homes-in-california.html>

The New York Times <https://www.nytimes.com/2021/03/26/realestate/1-million-homes-in-california.html>

WHAT YOU GET

\$1.1 Million Homes in California

A Tudor Revival bungalow in Los Angeles, a Craftsman house in Oakland and a cottage in Santa Clara.

By Angela Serratore

March 26, 2021

Los Angeles | \$1.095 Million

A 1924 Tudor Revival bungalow with two bedrooms and one bathroom, on a 0.1-acre lot

Tucked into a cul-de-sac in the lower Hollywood Hills, this property is within walking distance of the Hollywood Bowl, an amenity the sellers often took advantage of. It is also just off North Highland Avenue, a major artery that takes commuters south to West Hollywood and north to Studio City. Also within walking distance (or a five-minute drive) is the Hollywood and Highland complex, which includes a Metro stop on the downtown-bound Red Line.

Size: 1,092 square feet

Price per square foot: \$1,003

Indoors: The house is set at an angle to the street, with a brick patio and a succulent garden along the front. The front door, inset with stained glass, opens into a living room with white oak floors, a brick fireplace and maple-trimmed windows that look out onto the street.

Through a wide doorway is a dining room with glass doors that open to a deck. A breakfast bar with a butcher-block counter separates the dining area from the kitchen, which has stainless steel appliances and a subway-tile backsplash. Cabinet space is ample, and a window set over the sink looks out at the side of the property.

Steps lead from the kitchen and the living room to a hallway connecting the bedrooms and bathroom. Nearest the kitchen is the bathroom, rendered almost entirely in white tile, with a porcelain pedestal sink next to a combination tub and shower with a window. Next to the bathroom is a bedroom with space for a queen-size bed and desk, as well as a closet and a door to the garage. Across the hall is a second, slightly larger bedroom.

While many of the home's original details remain intact, the sellers have done a number of structural upgrades, including bolting the foundation in 2008 and replacing the sewer line in 2019.

Outdoor space: Off the dining area is a wooden deck with space for a small table and chairs. Stairs lead down to a backyard patio with an area paved in flagstone, big enough to hold a dining table and chairs. To the right is a brick patio with room for more seating. Succulents line the perimeter of the yard, and mature trees offer shade and privacy. The attached garage holds one car and could be used as an art studio or a workshop; there is another parking spot in the driveway and one on the street.

Taxes: \$13,908 (estimated)

Contact: Brock Harris and Lori Harris, Keller Williams Los Feliz, 213-842-7625; brockandlori.com

Oakland | \$1.095 Million

A 1912 Craftsman house with two bedrooms and two bathrooms, plus a one-bedroom, one-bathroom guesthouse, on a 0.1-acre lot

This house is in Temescal, a neighborhood where Craftsman bungalows abound. The main thoroughfare, Telegraph Avenue, is within walking distance and offers a number of popular restaurants and coffee shops. The Temescal Farmers' Market operates on Sundays year-round, and nearby Frog Park has a playground for small children and green space for picnics and games. The MacArthur BART stop, about a mile away, carries passengers to nearby Berkeley and across the bay into San Francisco.

Size: 1,230 square feet

Price per square foot: \$890

Indoors: Brick steps lead up to the front door, which opens into a sunny living room with three street-facing windows and hardwood floors. On one side of the space is a door to a home office with a built-in workstation and plenty of natural light.

The hardwood floors continue beyond the living space into a dining room with several original built-ins, including a buffet in one corner and a display case in another.

The dining room leads into a spacious kitchen with glossy black cabinets and a built-in desk and breakfast bar. Beyond the kitchen is a laundry room with tile floors, plus a bathroom with a stall shower.

A bedroom and a bathroom are off a short corridor between the kitchen and dining room. The bedroom has dark hardwood floors and custom closets, and the bathroom has a combination tub and shower.

Another bedroom is off the far side of the kitchen, with more built-in storage and windows overlooking the backyard.

Like many properties in the Bay Area, this home has an accessory dwelling unit in the backyard. This one has a kitchen, a living room and a bedroom with direct access to the patio.

Outdoor space: Outdoor steps off the laundry room descend to the backyard, where garden boxes line a path to a paved patio with a wood-fired pizza oven and rotisserie. The garage holds one car, with parking for another in the driveway.

Taxes: \$12,816 (estimated)

Contact: Robin Dustan, Sotheby's International Realty San Francisco Brokerage, 415-929-1500; sothebysrealty.com

Santa Clara | \$1.1 Million

A 1924 cottage with two bedrooms and one and a half bathrooms, on a 0.1-acre lot

Most of the homes in this part of Santa Clara — including this one — were built in the 1920s, along quiet, tree-lined streets. This house is half a mile from Santa Clara University, a private Jesuit school that has about 9,000 students and includes the buildings and grounds of Mission Santa Clara. The Municipal Rose Garden in San Jose is about a mile away, and downtown San Jose is a 10-minute drive. The Apple, Google and Facebook campuses are all within a half-hour drive.

Size: 1,001 square feet

Price per square foot: \$1,099

Indoors: A brick pathway that cuts through the front yard leads to a green glass-paneled door. It opens directly into a living room with windows facing the front and side yards and an original brick fireplace with white cast-iron vents.

To the right of the living room is a dining room with original hardwood floors and a period light fixture. Through the dining room is a kitchen with herringbone floors, stainless steel appliances, including a wine refrigerator, and a door to a patio outside.

A hallway off the living room and the kitchen connects an updated bathroom, with a glass-walled shower and a pedestal sink, to two bedrooms, the larger of which has double doors that open to the rear patio.

Outdoor space: A low, curved wall at the front of the house encloses a small brick patio, with room for a cafe table and chairs. From the kitchen, a path winds around to the backyard, which has multiple spaces for seating, including one with a pergola that provides shade. The detached garage, built more recently than the house, has space for two cars, plus an electric charging station and a half bathroom.

Taxes: \$13,200 (estimated)

Contact: Heather Lange, Heather Lange Homes, Intero Real Estate, 408-207-3130; [intero.com](https://www.intero.com)

For weekly email updates on residential real estate news, [sign up here](#). Follow us on Twitter: [@nytrealestate](#).

For Californians: What You May Be Interested In

- All California residents 16 and older [will be eligible](#) for a coronavirus vaccine starting April 15. Residents 50 and older will be eligible April 1.
- What are the coronavirus case counts in California? [Our maps](#) will help you determine how each county is faring, and how the state is [progressing](#) with vaccinations.
- Tesla [illegally fired a worker](#) involved in union organizing and the company's chief executive, Elon Musk, was ordered to delete a tweet threatening the worker, the National Labor Relations Board ruled.
- [Rob Bonta](#) will be California's first Filipino-American attorney general, a job that has been open since Xavier Becerra was confirmed as the head of the Department of Health and Human Services.

Petition to OPPOSE the project PLN25-00049 (APN 269-52-035) as proposed

We, the undersigned homeowners/residents of the **historic** 1924 Park Court neighborhood in Santa Clara, CA, strongly object to the proposed project at 642 Park Court. Park Court is the only remaining **nearly intact historic neighborhood** of bungalow homes built in the 1920s in Santa Clara.

Historic preservation is paramount in this very unique neighborhood.

Park Court recently held its centennial birthday celebrating its history and commitment to maintaining the current streetscape and character.

The homes blend well with each other and clearly represent a period in time of **smaller two-bedroom, one-bath, one-story houses. A huge five-bedroom, three-and-a-half-bathroom, two-story home is clearly way out of character for the neighborhood.**

A two-story house in the middle of the court will overwhelm the adjacent historic homes in scale, detracting from the visual harmony of this 100-year-old neighborhood.

There are **multiple Mills Act homes in Park Court**, including those recognized as historically significant. There are **3 of these homes within 100 feet of the subject property.**

One walk around the Court presents a convincing argument against PLN25-00049.

The undersigned **UNANIMOUSLY OPPOSE the changes to APN 269-52-035 as presented.**

A 3,377-square-foot home within the neighborhood is **completely incompatible with our historic neighborhood.**

It should be the City of Santa Clara's commitment to help preserve this very unique neighborhood.

If this project is approved, it will destroy the historical importance of the Park Court community.

Once historic homes are defaced or destroyed, the distinctive character of the neighborhood cannot be restored.

Name	Address	Signature	Date
<u>HENRY SIM</u>	<u>643 PARK CT</u>	<u>[Signature]</u>	<u>5/25</u>
<u>Lena Sim</u>	<u>643 Park Ct.</u>	<u>[Signature]</u>	<u>5/25</u>
<u>Tina Vu</u>	<u>673 Park Ct.</u>	<u>[Signature]</u>	<u>5/25</u>
<u>Davy Nguyen</u>	<u>673 Park Ct.</u>	<u>[Signature]</u>	<u>5/25</u>
<u>Joseph Mulgan</u>	<u>663 PARK CT</u>	<u>[Signature]</u>	<u>5-25-25</u>
<u>Tam Nguyen</u>	<u>663 Park Ct</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Tiantian Xia</u>	<u>733 Park Ct</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Zhengqiang Xu</u>	<u>733 Park Ct</u>	<u>[Signature]</u>	<u>5/25/25</u>
<u>Tonia Trombetta</u>	<u>723 Park Ct.</u>	<u>Tonia Trombetta</u>	<u>5/25/25</u>

Petition to OPPOSE the project PLN25-00049 (APN 269-52-035) as proposed

We, the undersigned homeowners/residents of the **historic** 1924 Park Court neighborhood in Santa Clara, CA, strongly object to the proposed project at 642 Park Court. Park Court is the only remaining **nearly intact historic neighborhood** of bungalow homes built in the 1920s in Santa Clara.

Historic preservation is paramount in this very unique neighborhood.

Park Court recently held its centennial birthday celebrating its history and commitment to maintaining the current streetscape and character.

The homes blend well with each other and clearly represent a period in time of **smaller two-bedroom, one-bath, one-story houses. A huge five-bedroom, three-and-a-half-bathroom, two-story home is clearly way out of character for the neighborhood.**

A two-story house in the middle of the court will overwhelm the adjacent historic homes in scale, detracting from the visual harmony of this 100-year-old neighborhood.

There are **multiple Mills Act homes in Park Court**, including those recognized as historically significant. There are **3 of these homes within 100 feet of the subject property.**

One walk around the Court presents a convincing argument against PLN25-00049.


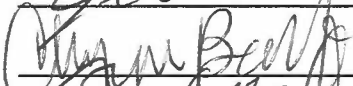




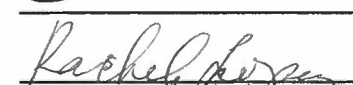
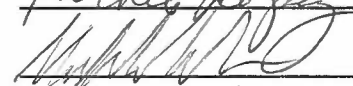

The undersigned **UNANIMOUSLY OPPOSE the changes to APN 269-52-035 as presented.**

A 3,377-square-foot home within the neighborhood is **completely incompatible with our historic neighborhood.**

It should be the City of Santa Clara's commitment to help preserve this very unique neighborhood.

If this project is approved, it will destroy the historical importance of the Park Court community.

Once historic homes are defaced or destroyed, the distinctive character of the neighborhood cannot be restored.

Name	Address	Signature	Date
JORGE CANO	590 PARK CT		5/25/2025
Cherianne Beatty	590 PARK CT		5/25/2025
Stephen Hennessy	631 PARK CT		5/25/2025
Bryan Hennessy	631 Park Ct.		5/25/25
RADHIKA SHAH	580 PARK CT.		5/25/25
Nancy Vanderpauw	640 park ct		5/25/25
Rachel Lopez	661 park Ct.		5/25/25
Vasily Korostev	660 Park Ct		5/25/25
ELENA TEICA	570 Park ct.		05/25/25

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Name	Address	Signature	Date
Christine Au	584 Park Ct	Christine Lam Au	5/25/25
Albert Au	584 Park Ct	Albert Au	5/25/25
Monica Miller	574 Park Ct	m.miller	5/25/25
James Eanthwile	564 Park Ct	J. Eanthwile	5/25/25
Mariya Malneva	555 Park Ct	Mariya Malneva	5/28/25
Yuriy Malnev	555 Park Ct	Yuriy Malnev	5/25/25
George Rose	653 PARK CT	George Rose	5-25-25
Lorrie Turtach	632 PARK CT	Lorrie Turtach	5-25-25
[Signature]	620 Park Ct	[Signature]	5/25/25

**Additional Signatures for Petition Opposing Project PLN25-00049
at 642 Park Court**

Name	Address	Signature	Date
Steve Part	723 Park Ct	Steve Part	5/25/25
Christina Eng	743 Park Ct	Christina Eng	5/25/25
Dustin Eng	743 Park Ct	Dustin Eng	5/25/25
Darby Eng	743 Park Ct	Darby Eng	5/25/25
Richard Mitchell	753 Park Ct	Richard Mitchell	5/25/25
Carol Mitchell	" "	Carol Mitchell	5/25/25
Mark Hoag	763 Park Ct		
Wendy Hoag	763 Park Ct		
Samantha Krer	781 Park Ct	Samantha Krer	5/25/25
Daniel Tanzi	83 Alviso St	Daniel Tanzi	5/25/25
Jenty Hasan	83 Alviso St	Jenty Hasan	5/25/25
Lita marni Lilih	80 Alviso St	Lita marni Lilih	5/25/25
Chris Basuki	80 Alviso St	Chris Basuki	5/25/25
Victoria Lin	80 Alviso St	Victoria Lin	5/25/25
IRWAN GASMUTO	80 ALVISO ST	IRWAN GASMUTO	5/25/25
Brian Naughton	793 Park Ct	Brian Naughton	5/25/25
Margarita Espinosa	812 Park Ct	M. Espinosa	5/25/25
Manuel J. Espinoza	" "	Manuel J. Espinoza	5/25/25
Kathy Kelsey	740 Hilmar	K. Kelsey	5/25/25
Mark Kelsey	740 Hilmar	Mark Kelsey	5/25/25
Hudson Washburn	2251 Park Ave	Hudson Washburn	5/25/25

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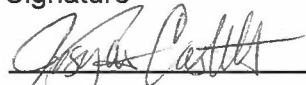
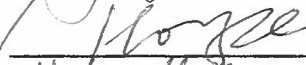



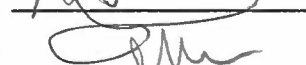
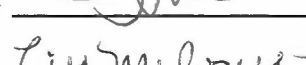
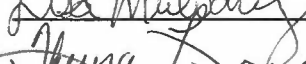
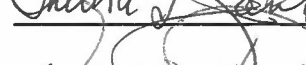
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Name	Address	Signature	Date
Josephina Castellano	761 Park Court		5/25/25
Hongye Niu	650 Park Ct.		5/25/25
Garrett Alhadeff	770 Park Ct		5/25/25
Cemille Fittlegohn	730 Park Ct.		5/25/25
Tom Spaulding	730 Park Ct		5/25/25
Marianne Vanderspaant	640 Park Ct		5/25/25
Lisa Mulvaney	782 Park Ct.		5/25/25
Terry Jensen	594 Park Ct		5/25/25
Denise Walker	652 Park Ct.		5/25/25

Additional Signatures for Petition Opposing Project PLN25-00049 at 642 Park Court

[illegible]

[illegible]

[illegible]

Date: 27 May 2025

To: The City of Santa Clara, Historical and landmarks Commission

Subject: Renovating our personal property located at 642 Park Ct by maintaining the authenticity of the historic neighborhood and addressing the concerns of the neighbors.

Background: We Chandu/Adivi Family bought property located at 642 Park Ct Santa Clara CA 95050 on Jan 28,2025 to accommodate our growing family requirements which comprises 2 parents,2 kids (9- and 3-year-old) and mother-in-law (arthritis patient) and occasionally visiting parents(once every 2 years). In addition, this location was chosen as this property is relatively close to one of our workplaces(Microsoft) and our workplace has mandated us to come to office more than 50% of the time from mid this year. Currently we live close to 50 miles away in East bay (we moved during Covid time) and it's getting difficult with all the long commute.

We are renovating our property and adding sqft to the existing house **as per our family's needs and strictly as per the city's legal guidelines**. In addition, as the property is in a historic neighborhood (**property is not historic as per city records**), **we took every measure to maintain the sanctity of the historic neighborhood and we are retaining the existing house and adding the sqft behind the house as per city's suggestions and under the city staff's guidance** (details further down in the document).

Addressing the concerns of the neighbors:

Few of the neighbors have reached out either informally or through the city's public review forum regarding the concerns they have with regards to the updates we are planning **on our personal property**. We would like to respond to a few of the core concerns raised by our neighbors.

1. **Multi-Tenant Rental:** Neighbors **assumed** that this is being accommodated as a multi-family rental or for student housing who may be studying in Santa Clara university.
 - a. **Our Answer:** Absolutely No! We are not making the changes to rent out the property. If this was the case the property would have been rented by now to maximize the rental investment, but currently it is unoccupied. **This will be 100% used only as our single-family residence.**
 - b. **Floor plan was designed to accommodate a mother-in-law suite on the ground floor, working couples both of whom can work-from-home for most of the time with their own personal home offices and 2 kids with their individual rooms once they come to middle school.**
 - c. This is designed for our **growing American family** and for their day-to-day **needs of 2025 and beyond**.
2. **Privacy of immediate neighbors:**
 - a. **Our Answer:** **We are and will be respectful of neighbors privacy.** We will add strategic tall plants near windows to make for a better view out our window than whatever is going on next door. This kind of landscaping will fix both ours and our

neighbors' privacy. Just part of living in a dense single-family neighborhood. **We welcome our neighbors to suggest any plants they have in mind.**

- b. **564 Park Ct** – As an example, this is a 2-story immediate house to us which was recently renovated which currently overlooks our backyard directly.

- i. This house's 2nd-story rooms directly overlook the backyards of multiple neighboring houses and our backyard also. We plan to add tall plants for our privacy which protects both our privacy and the neighbor's privacy.

3. Historic neighborhood and protecting its authenticity:

- a. **Our Answer:** Yes. We were aware that this is a historic neighborhood before even buying the property, so we did our background check with the city's staff, if a 2-story house of given sqft can be built during Dec 2024 and we are in constant touch with city staff till today (and going forward also). The city was supportive and suggested that if our designs are in-line with the neighborhood and as per city's guidelines retaining most of the existing house, then we can do the renovation as per our daily needs with support from HLC.

- b. As city staff will present in the next HLC review meeting, an initial design which is totally different from what was sent to neighbors(formally/informally) was presented to city staff. But the city suggested we change the design to retain most of the existing house to maintain the historic neighborhood vibe. **So, we have changed the design to retain the existing house, and addition is happening at the back of the house to maintain the same look and feel of the neighborhood and to protect the existing house.** This design change already cost us an **extra \$25000 in terms of architect fees, delays** and by the time the construction completes with new design that is respectful of the neighborhood and retaining the existing house, **it will cost us up to \$75,000 more** (larger foundation, roof and many more). **But to protect the neighborhood's current and future historic status of neighborhood, we are bearing the additional cost to retain the existing house and expand the house only in the back of the existing house. This shows our commitment to protect the Park Ct's historic neighborhood status.**

- c. **In our background check we identified there are multiple 2-story house in the neighborhood, so we took proper precautions and followed city's guidelines while designing this house for our family.** Following are the existing 2-story houses in the park ct neighborhood.

- i. 564 Park Ct
 - ii. 540 Park Ct
 - iii. 550 Park Ct

- d. **Increasing the value of the neighborhood and making the neighborhood safer:** As evident from the proposed design, this project represents a high-quality and thoughtful upgrade to the existing home, which currently faces significant foundation, drainage, and structural challenges. We are making a substantial financial investment to address these issues by restoring the home's integrity — including improvements to the foundation, drainage systems, and comprehensive upgrades to mechanical, electrical, plumbing, and fire safety systems. Our goal is

to enhance both the safety and longevity of the property, contribute positively to the overall value of the neighborhood, and preserve the historic character that makes this community unique.

4. Few other suggestions/concerns from neighbors and our responses and final notes:

- i. Some neighbors have respectfully suggested that if we wish to have a larger home or additional bedrooms — even while fully adhering to the city's guidelines — we should consider relocating to a different neighborhood. While we understand that everyone has their own perspective, such comments can feel discouraging, especially when we are simply **trying to make thoughtful improvements to our home within the permitted regulations which our family can live for a long time.**
- ii. This design has been carefully developed in strict accordance with the city's legal guidelines — including regulations related to height, front and side setbacks, and lot coverage. Additionally, **we have made every effort to ensure that the design is respectful of the character and historic charm of the neighborhood, while also accommodating our family's evolving needs**
- iii. **We have taken, and will continue to take, every possible measure to protect our neighbors' privacy and to show the utmost respect for the historic character of the neighborhood in our design. For instance, the inclusion of tall plants near windows is intended to safeguard neighbors' privacy while also meeting our family's needs. This represents an additional expense that we are willingly absorbing beyond the costs associated with the design changes.**
- iv. **We sincerely hope that all neighbors will support a positive and respectful environment as we move forward with our expansion plans.**

Owners:

Geetha Chandu

Sai Adivi