

Meeting Agenda

Development Review Hearing

Wednesday, August 20, 2025

4:00 PM

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

The City of Santa Clara is conducting the Development Review Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

o Via Zoom:

o https://santaclaraca.zoom.us/j/92950218717

Meeting ID: 929 5021 8717 o Phone: 1 (669) 900-6833

How to Submit Written Public Comment Before Development Review Hearing Meeting: By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Development Review Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

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PUBLIC PARTICIPATION IN ZOOM

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- Mute all other audio before speaking. Using multiple devices can cause 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, please exit the meeting.

CALL TO ORDER AND ROLL CALL

25-912 Declaration of Procedures

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

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.]

CONSENT CALENDAR

Consent Calendar items may be enacted, approved, or adopted by the action of the Development Review Hearing Officer unless requested to be removed by anyone for discussion or explanation. If any member of the staff, the applicant, or a member of the public wishes to comment on a Consent Calendar item or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Development Review Hearing during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

1A. 25-841

Withdrawal of the Architectural Review Application (PLN24-00637) for the Construction of a 425 Square-Foot First Floor Addition and a 1,250 Square-Foot Second Floor Addition, Resulting in a 3,151 Square-Foot Four Bedroom and Three and a Half Bathroom Two-Story Single-Family Residence on a 5,508 Square-Foot Lot at 2121 Nobili Avenue.

Recommendation: Acknowledge the withdrawal of this item from the August 20, 2025, Development Review Hearing.

1B. 25-844 Development Review Hearing Meeting Minutes of July 9, 2025

> **Recommendation:** Approve the Development Review Hearing Meeting Minutes of the July 9, 2025 Meeting.

GENERAL BUSINESS

The following items from this Development Review Hearing agenda will be scheduled for further review following the conclusion of hearings and recommendations by the Development Review Hearing. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. 24-1215 PUBLIC HEARING: Consistency Determinations to the adopted Initial Study and Mitigated Negative Declaration and Action (PLN23-00577) to Allow Demolition of a single-family residence Development of Semi-Attached and Eight Single-Family Residences and Associated Onand Off-Site **Improvements** Located at 2303 Gianera Street.

Recommendation:

Find the project to be consistent with the adopted Mitigated Negative Declaration and approve the Architectural Review for the demolition of existing structures and construction of eight semi-attached single-family residences and associated on- and off-site improvements located at 2303 Gianera Street, subject to the findings and conditions of approval.

3. 25-869 PUBLIC HEARING: Consistency Determination to the Initial Study and Mitigated Negative Declaration and Action on the (PLN2019-13847) Architectural Review for Construction a Nine Two-story Townhouses located at 4249 Cheeney Street.

Recommendation: Determine the project to be consistent with the adopted Mitigated Negative Declaration and **approve** the Architectural Review for the construction of nine two-story townhomes with two-car garages and associated on- and off-site improvements located at 4249 Cheeney Street, subject to the findings and conditions of approval.

4. 25-849 PUBLIC HEARING: Action on the Architectural (PLN25-00262) for a 555 Square Foot First Floor Addition to an Existing One-Story Residence and the Enclosure and Expansion of the Existing Carport to Create a New 435 Square Two-Car Garage, Resulting in а 2,454 Square Residence with Four Bedrooms Located at 3015 Machado Ave.

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 a 555 Square Foot First Floor Addition to an Existing One-Story Residence and the Enclosure and Expansion of the Existing Carport to Create a New 435 Square Foot Two-Car Garage, Resulting in a 2,454 Square Foot Residence With Four Bedrooms Located at 3015 Machado Avenue, subject to the findings and conditions of approval.

5. 25-862 PUBLIC HEARING: Action on the Significant Property Alteration / Architectural Review (PLN25-00300) for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street.

Recommendation: Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Sections 15301(e)(2)-Existing Facilities and 15331-Historical Resource Restoration / Rehabilitation, and Approve the Significant Property Alteration / Architectural Review for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street, subject to the findings and conditions of approval.

6. 25-855 PUBLIC HEARING: Action on the Architectural (PLN25-00265) for a 349 Square Foot First Floor Addition and a 1,427 Square Foot Second Floor Addition to the Existing 2,240 Square Foot One-Story Residence, resulting in 4.004 Square-Foot Residence with Seven Bedrooms, Four and a Half Bathrooms at 3109 Alexander Avenue.

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 a 349 Square Foot First Floor Addition and a 1,427 Square Foot Second Floor Addition to the Existing 2,240 Square Foot One-Story Residence, resulting in 4,004 Square-Foot Residence with Seven Bedrooms, Four and a Half Bathrooms at 3109 Alexander Avenue, subject to the findings conditions of approval.

7. 25-856 PUBLIC HEARING: Action on the Architectural Review (PLN25-00228) for the demolition and reconstruction of a 4.007 Square Foot Two-Story Residence with Four Bedrooms, Three and a Half Bathrooms, a 297 Square Foot covered porch, and an attached 601 Square Foot First-Story Accessory Dwelling Unit at 271 Madrone Avenue.

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 a new 4,007 Square Foot Two-Story Residence with Four Bedrooms, Three and a Half Bathrooms, a 297 Square Foot covered porch, and an attached 601 Square Foot First-Story Accessory Dwelling Unit at 271 Madrone Avenue, subject to the findings and conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is on Wednesday, September 17, 2025 at 4 p.m.

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.



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Agenda Report

25-912 Agenda Date: 8/20/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Declaration of Procedures



DEVELOPMENT REVIEW HEARING DECLARATION OF PROCEDURES

The Hearing Officer for this agenda will be Sheldon Ah Sing onbehalf of and delegated by the Director of Community Development Afshan Hamid.

The hearing procedure and order of input will be as follows:

- 1. Each project will be identified as described on the agenda.
- 2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
- 3. For those items listed under Public Hearing, staff will provide a brief report.
- 4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record.
- 5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
- 6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
- 7. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then take action on the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.



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Agenda Report

25-841 Agenda Date: 8/20/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Withdrawal of the Architectural Review Application (PLN24-00637) for the Construction of a 425 Square-Foot First Floor Addition and a 1,250 Square-Foot Second Floor Addition, Resulting in a 3,151 Square-Foot Four Bedroom and Three and a Half Bathroom Two-Story Single-Family Residence on a 5,508 Square-Foot Lot at 2121 Nobili Avenue.

File No.: PLN24-00637

Location: 2121 Nobili Avenue

Applicant: Ravi Vidya

Owner(s): Ravi Ramaanujan

Request: Architectural Review for the construction of a 323 square-foot first floor addition and

1,250 square-foot second floor addition, resulting in a 2,475 square-foot four bedroom

and three-and-a-half-bathroom two-story single-family residence.

DISCUSSION

At the July 9, 2025, Development Review Hearing (DRH), the Development Review Officer continued the item to the August 20, 2025, DRH, so that the property owner would have additional time to address issues with the application outlined at the June 18, 2025, DRH. The property owner requests to withdraw the application. This would allow them to change their scope of work to a single-story project with four bedrooms and three bathrooms, which does not meet the criteria for an Architectural Review at the DRH.

RECOMMENDATION

Acknowledge the withdrawal of this item from the August 20, 2025, Development Review Hearing.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department Reviewed by: Nimisha Agrawal, Senior Planner, Community Development Department Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development

Department

ATTACHMENTS

None



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Agenda Report

25-844 Agenda Date: 8/20/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Development Review Hearing Meeting Minutes of July 9, 2025

RECOMMENDATION

Approve the Development Review Hearing Meeting Minutes of the July 9, 2025 Meeting.



Meeting Minutes

Development Review Hearing

07/09/2025 4:00 PM

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

The City of Santa Clara is conducting the Development Review Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

o Via Zoom:

o https://santaclaraca.zoom.us/j/92950218717 or

o Phone: 1 (669) 900-6833

Meeting ID: 929 5021 8717

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- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

CALL TO ORDER AND ROLL CALL

Development Review Officer Sheldon Ah Sing called the meeting to order at 4:00 p.m.

25-772 Declaration of Procedures

Development Review Hearing Officer Sheldon Ah Sing read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

1.A 25-758 Development Review Hearing Meeting Minutes of June 18, 2025

Recommendation: Approve the Development Review Hearing Meeting Minutes of the June 18, 2025 Meeting.

1.B 25-759 Continuance of the Architectural Review (PLN24-00637) for the Construction of a 425 Square-Foot First Floor Addition and a 1,250 Square-Foot Second Floor Addition, Resulting in a 3,151 Square-Foot Four Bedroom and Three and a Half Bathroom Two-Story Single-Family Residence on a 5,508 Square-Foot Lot at 2121 Nobili Avenue.

Recommendation: Recommend continuing the item to the August 20, 2025, Development Review Hearing.

> Action: Development Review Officer Sheldon Ah Sing approved the consent calendar.

GENERAL BUSINESS

2. 25-509 PUBLIC HEARING: Action on the Architectural Review (PLN24-00489) to Construct a One-Story 11,100 Square-Foot Prefabricated Steel Building with Associated Site Improvements Located at 2290 De La Cruz Boulevard.

Recommendation: Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill) and **Approve** the Architectural Review (PLN24-00489) to Construct a One-Story 11,100 Square-Foot Prefabricated Steel Building with Associated Site Improvements Located at 2290 De La Cruz Boulevard, subject to the findings and conditions of approval.

Associate Planner Meha Patel provided the staff presentation.

Applicant Derek Lawson provided a presentation.

Public Comments: None.

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.

3. 25-747

PUBLIC HEARING: Action on the Architectural Review of (PLN24-00460) for a Demolition of the Existing Single-Family Residence and Construction of a New 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: 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 a demolition of the existing single-family residence and the construction of a 2,272 square-foot four-bedroom and three-and-half bathroom two-story residence, with a 362 square foot two-car garage at 520 Hilmar Street, subject to conditions of approval.

Senior Planner Steve Le provided the staff presentation.

Applicant Thanh Nguyen spoke about the project.

Public Speakers:

Shelly and Jason Barber Mark Kelsey

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation with the following added conditions: for the elevations to have a smooth stucco finish, and to add Spanish tile around the arched entry in the front.

ADJOURNMENT

The meeting adjourned at 4:48 p.m.

The next regular scheduled meeting is on Wednesday, August 20, 2025.

The meeting recording is available on the City's website:

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MEETING DISCLOSURES

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Agenda Report

24-1215 Agenda Date: 8/20/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Consistency Determinations to the adopted Initial Study and Mitigated Negative Declaration and Action (PLN23-00577) to Allow Demolition of a single-family residence and Development of Eight Semi-Attached Single-Family Residences and Associated On- and Off-Site Improvements Located at 2303 Gianera Street.

File No.: PLN23-00577 / PLN24-00262

Location: 2303 Gianera Street, a 16,893 square-foot lot located on the north side of Gianera Street, on

the intersection of Cheeney Street and Gianera Street; APN: 104-06-037

Applicant: VCI Companies **Owner(s):** Gianera Estate LLC

Request: Action on the demolition of an existing single-family residence and the construction of eight

semi-attached two-story homes

PROJECT DATA

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

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of mostly two-story planned development residences. See Vicinity Map in Attachment 1.
- The site includes a single-family home and a detached garage, with both structures proposed to be demolished.
- Per the Santa Clara City Code 18.120(D) 2 'Residential parcel or subdivision maps and any associated development plans' the request requires Architectural Review approval through a Development Review Hearing.
- The request includes the demolition of an existing single-family residence, the construction of eight semi-attached two-story homes.
- Design standards for Planned Developments, listed in Classic Code Section 18.54.050, (project was submitted and deemed complete prior to the adoption of the updated code) state that proposed plans must be designed to form a harmonious, integrated project of sufficient unity and architectural quality of the surrounding neighborhood.
 - Proposed building architecture would be reflective of a modern interpretation of cottage farmhouse design
 - The design incorporates a mixture of materials that includes asphalt shingle roofing, horizontal Hardie board siding and stone veneer applied to the exterior elevations for texture and visual interest.
 - The proposed residences fronting Gianera Street include prominent front porches with exposed rafters, porches of a similar style are proposed on the internal facing residences.
- 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 1,000-foot radius of the subject site for this project review.

24-1215 Agenda Date: 8/20/2025

 The project has previously been heard at regularly a scheduled Planning Commission meeting on June 11, 2025. The Planning Commission voted to recommend approval of the project to the City Council. The project was heard at a regularly scheduled City Council meeting on July 15, 2025, City Council approved the project, the request requires Architectural Review approval through a Development Review Hearing.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:
 - Each unit will have a two-car garage which will provides the Code required two covered parking spaces for each residence. Per Santa Clara City Code, each garage should maintain an unobstructed 12'x36' space for parking. As conditioned, the project would require that each garage be used for parking vehicles and not only for storage.
 - The proposed project provides areas surfaced with all-weather materials of parking vehicles, including two guest parking spaces.
- 2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:
 - The proposed project would create eight residences to the property, which should not create substantive traffic congestion or hazards.
 - Public streets, including Cheeney Street and Gianera Street, are adequate in size and design to serve the proposed residences, and the use will not create a substantive increase in traffic.
- 3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:
 - The proposed project is consistent with the surrounding character of the neighborhood by including such architectural elements as gabled roofs, dormers, and a mixture of materials that includes asphalt shingle roofing, horizontal Hardie board siding and stone veneer applied to the exterior elevations.
 - The architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
 - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.
- 4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare
- 5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:
 - The proposed project is consistent with the surrounding character of the neighborhood by including

24-1215 Agenda Date: 8/20/2025

such architectural elements as gabled roofs, dormers, and a mixture of materials that includes asphalt shingle roofing, horizontal Hardie board siding and stone veneer applied to the exterior elevations.

- The architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
- The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.

CONDITIONS OF APPROVAL

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

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was prepared for the project in accordance with the California Environmental Quality Act (CEQA) and circulated for public review between November 8, 2024, and December 2, 2024 (20 days), see Attachment 1.

A detailed discussion of the potential impacts and mitigation measures applied to the project are specified in the MND and would be implemented through project conditions of approval and the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project. In summary, the MMRP requires that the project mitigate possible air quality impacts, biological impacts, cultural resource impacts, geological impacts, and noise impacts by following certain Conditions of Approval. These Conditions of Approval require the reduction of construction emissions using Tier 3 and 4 equipment, scheduling work to avoid bird nesting season and conducting bird surveys, making qualified archaeologists available during construction, meeting all current engineering and seismic safety design standards, and preparing a construction noise control plan.

The City Council adopted the MND and MMRP on July 15, 2025. The proposed project is consistent with the adopted MND and MMRP.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing 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.

Consistent with the City's adopted Public Outreach Policy for Planning applications, a public hearing notice was mailed to property owners within a 1,000-foot radius of the project site on August 7, 2025.

Community Meetings

Consistent with the City's adopted Public Outreach Policy for Planning applications, a hybrid public outreach meeting was conducted by the Property Owner/Applicant on March 24, 2025, to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to about 500 properties within 1,000 feet of the project site boundaries and posted on the City's website. Approximately 10 members of the public attended. This meeting provided the community an opportunity to review and comment on the proposal. The public provided input on the following areas and the applicant's revision to the proposal is as follows:

- 1. Traffic and Parking: The applicant understands the issues brought forth by the public with regards to limited on-street parking in the area due to the proximity of Levi's Stadium. The applicant has met their off-street parking requirements and are including two guest parking spaces on site as well, which exceeds the requirements of the City Code.
- 2. Dwellings: The applicant understands the issues brought forth by the public with regards to the dwelling size and number. The dwelling size is equivalent to the dwellings immediately to the west, the 18-Unit

24-1215 Agenda Date: 8/20/2025

Townhouse development approved in 1990, as well as the 14-unit Townhouse Development four parcels to the east approved in 1989.

3. Landscaping: The applicant understands the issues brought forth by the public with regards to landscaping. The applicant has not met the City Code's required replanting regulations, however, the applicant opted to pay an in-lieu fee for all trees that are required but not able to fit on the parcel in its current iteration.

RECOMMENDATION

Find the project to be consistent with the adopted Mitigated Negative Declaration and approve the Architectural Review for the demolition of existing structures and construction of eight semi-attached single-family residences and associated on- and off-site improvements located at 2303 Gianera Street, subject to the findings and conditions of approval.

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department

Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

- 1. Vicinity Map
- 2. Project Data and Compliance Table
- 3. Conditions of Approval
- 4. Development Plans
- 5. Web Links Environmental Website, Project Webpage and City Council Meeting Documents

Attachment 2: Project Data/Compliance (Multi-Family)

Project Address: 2303 Gianera Project Number: PLN23-00577

Project Address: 2303 Gianera Zoning: PD – Planned Development*

Standard	Existing	Proposed	Complies? (Y/N)
Lot Area (Individual lots):	0.39 Acre	Average of 1,695	
Building Square Footage (SF)			
Each Unit (total Livable square footage) :		Unit Type A – 2098 Unit Type B - 2041	
Attic Space		Unit Type A – 567 Unit Type B - 511	
Garage		474	
Total:		Unit Type A – 2572 Unit Type B - 2515	
Building Coverage (%)			
Building Coverage (All):		Average of 63%	
Single Family Units Setbacks (FT)			
Front (front of unit to shared driveway):		5'- 5"	
Front of Property:		10	
Side (between detached buildings):		6'- 8"	
Side (Rear of units) :		7	
Rear of property:		14	
Height (FT)			
Each Unit:		30	
Parking:			
Is the site Gov. Code 65863.2 (AB 2097) eligible?			Y
Off-Street:		2 each	
Guest:		2	
Landscaping			
Open Area:		29%	
Landscape Buffer:		Yes	

^{*}No specific requirements are listed for Planned Development per Chapter 18.54 of the Classic Code

Conditions of Adoption of a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program, Rezoning, and Architectural Review

Conditions of Approval PLN23-00577 / 2303 Gianera Street

Consistency Determinations to the adopted Initial Study and Mitigated Negative Declaration and Action (PLN23-00577) to Allow Demolition of a single-family residence and Development of Eight Semi-Attached Single-Family Residences and Associated On- and Off-Site Improvements Located at 2303 Gianera Street

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 August 27, 2027.
- 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 2:1 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.
- P5. Construction Management Plan. The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.
- P6. 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.

OPERATIONAL CONDITIONS

- P7. **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.
- P8. 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.
- P9. **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.

MITIGATION MEASURES

P10. **Mitigation Monitoring and Reporting Program.** The Mitigation Monitoring and Reporting Program (MMRP), prepared for this project in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE- PRIOR TO BUILDING PERMIT ISSUANCE

- BD1. Addressing. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
 - a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.
- BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
 - a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD3. Water Pollution Control. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:
 - https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.
- BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

DURING CONSTRUCTION - PRIOR TO OCCUPANCY

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire

Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

<u>COMMUNITY DEVELOPMENT - HOUSING DIVISION</u> DESIGN / PERFORMANCE - PRIOR TO BUILDING PERMIT ISSUANCE

- H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements for the proposed 8 units for-sale residential development. The Applicant is utilizing State Density Bonus on this project and have elected to provide one affordable housing unit.
 - a. The One affordable unit shall be provided at an affordable housing cost for a household earning up to one hundred percent (100%) of area median income (AMI). Affordable Unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the California Building Standards (California Code of Regulations, Title 24) for the each affordable for- sale residential unit. Affordable units shall be reasonably dispersed throughout the project and shall on average contain the same number of bedrooms and shall be comparable to the design of the market-rate units in terms of appearance, material and finished quality of the market rate units in the project. Affordable units shall have the same access to the project amenities and recreational facilities as market-rate units.
- H2. **Affordable Housing Agreement.** Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of \$XX which will be due prior to execution of the AHA (per Municipal Fee schedule).

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

- F1. Emergency rescue openings will have adequate space for ladder pads. Rooms located on the side of structures on the 2nd floor in current planning application represent inadequate spacing as the side yards are not large enough to allow spacing for ladder pads. This will need to be addressed in the building permits.
- F2. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the

business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

F1. Hazmat Clearance. Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight mangers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at fchun@santaclaraca.gov for more information.

- F2. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.
- Fire Hydrants. Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.
- F4. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
- F5. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.
- F6. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

- F7. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.
- F8. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

DURING CONSTRUCTION - PRIOR TO OCCUPANCY

- F9. Shared Fire Protection Features that Cross Property Lines. Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.
- F10. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

PUBLIC WORKS DEPARTMENT - ENGINEERING

ENGINEERING

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

- 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.
- E2. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E3. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.
- E4. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

DURING CONSTRUCTION

E5. Encroachment Permit. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed

- and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E6. Encroachment Permit. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E7. Encroachment Permit. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E8. Encroachment Permit. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E9. **Encroachment Permit.** Owner or designee shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E10. **Encroachment Permit.** Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.
- E11. **Encroachment Permit.** Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
- E12. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.
- E13. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
- E14. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
- E15. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

TRAFFIC

DURING CONSTRUCTION

TR1. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction

STREETS DIVISION

Right of Way Landscape

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

- L1. Tree Preservations Specifications. Include <u>City of Santa Clara Tree Preservation/City Arborist specifications</u> on all improvement plans.
- L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
- L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

L4. No Public Root Cutting. No cutting of any part of public, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

- SW1. Post-Construction Solid Waste Generation Estimation and Collection Form. The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.
- SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.
- SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section

- 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.
- SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.
- SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

Stormwater

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

- ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.
- ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.
- ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October April).

- ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.
- ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.
- ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:
 - a. Direction of roof runoff into cisterns or rain barrels
 - b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
 - c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

- ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST10. Architectural Copper. The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

- ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).
- ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.
- ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.
- ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

- ST15. Amendments to Operation & Maintenance Agreement. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping Flows to Bay" on any storm drains located on private property.
- ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

- ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.
- ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.
- ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.
- ST21. Operation & Maintenance Agreement. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

SILICON VALLEY POWER GENERAL

- SVP1. **Applicant Design Process:** available to Applicants to expedite distribution electric substructure design.
- SVP Rules and Regulations: Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.
- **SVP3. SVP Equipment Clearances:**
 - a. **Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
 - b. **Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.
 - c. **Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
 - d. **Barrier pipes:** (on sides accessible to vehicles)
 - i. Thirty (30) inches from equipment sides.
 - ii. Forty-Eight (48) inches in front of access doors. (use removable bollards)

SVP4. **SVP Conduit Clearances:**

- a. **Longitudinal**: Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.
- b. **Vertical**: Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits.
- c. **Poles/Posts**: Three (3) foot six (6) inches clearance required from poles (electrolier, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).
- d. **Structures:** Five (5) foot minimum is required from walls, footings, retaining walls, landscape planter, or similar permanent structures.
- e. **Subsurface Facilities:** Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities.
- f. **Fire Hydrant:** Five (5) foot minimum from fire hydrant thrust block. (Extends 5 feet on either side of the hydrant in line with the radial water pipe connected to the hydrant).

SVP5. SVP Vault/Manhole Clearances:

- a. Ten (10) foot minimum between adjacent Vaults or Manholes.
- b. Three (3) foot minimum from face of curb. (bollards required for vaults).
- SVP Guy Anchor Clearances: Five (5) foot minimum clearance is required between the center of anchor line and any excavation area.

SVP7. Tree Clearances:

- a. **Conduits:** Five (5) foot minimum to tree root barrier or other subsurface wall or structure.
- b. **Equipment:** Five (5) foot minimum to tree root barrier. The tree canopy drip line cannot be over the SVP equipment.
- c. **Subsurface Facilities:** Five (5) foot minimum to any electric department facilities. Any existing trees in conflict will have to be removed.
- d. **Easements:** No trees shall be planted in SVP's U.G.E.E or P.U.E's.
- e. **Transformer & Switch Placement:** these devices and pads may only be located outdoors. Clearances to buildings are defined in UG1225. All projects are to assume mineral oil fluid, unless otherwise approved by SVP.
- SVP **Standards.** Applicant shall comply with the following SVP standards (as may be amended or supplemented).
 - a. UG1000 Installation of Underground Substructures by Developers
 - b. UG1250 Encroachment Permit Clearances from Electric Facilities
 - c. UG0339 Remote Switch Pad
 - d. OH1230 Tree Clearances from Overhead Electric Lines
 - e. SD1235 Tree Planting Requirements Near Underground Electric Facilities
 - f. UG1225 Pad mounted Equipment Clearances and Protection
 - g. UG0250 High Density Residential Metering Requirements
 - h. FO-1901 Fiber Optic Splicing and Testing Methods
 - i. SVP Rules and Regulations Latest Edition

SVP9. SVP Standards, Miscellaneous:

- a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.
- b. No splice boxes are allowed between the SVP utility connection point and the applicants main switch board.
- c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP10. Meter Locations:

- a. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- b. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP11. Underground Service Entrance

- a. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.
- b. (12KV Service) SVP terminates cable on the applicant owned switchgear.
- c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

SVP12. Code Sections:

- a. The Applicant shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
- c. The applicant shall perform, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the Applicant will dedicate the improvement to the City subject to City's acceptance the work. The applicant shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a applicant to the electrical supply system of and by the City. After completion of the facilities installed by the Applicant, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems

necessary for the betterment of the system per Santa Clara City Code chapter 17.15.210 (2).

SVP13. Existing Facilities:

- a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Applicants responsibility to maintain all clearances from equipment and easements. The Applicant may contact SVP outside of the PCC process for clear definitions of these clearance requirements. Applicant should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.
- b. Any relocation of existing electric facilities shall be at Applicants expense.
- SVP14. **Generators:** Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

DESIGN / PERFORMANCE - PRIOR TO ISSUANCE OF BUILDING PERMIT

- SVP1. **Initial Information:** Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.
- SVP2. **SVP Developers Work Drawing:** Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA's must be met, or variance approvals must be granted by SVP. The developers' work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to the nearest utility connection point to tie-in with existing infrastructure as deemed necessary by SVP.
- SVP3. **Encroachment Permit:** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application with an **approved** SVP Developers Work Drawing for construction of electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications.
- SVP4. **Applicants Switchgear**: All applicant main switchgear with SVP meters must meet EUSERC standards and be approved by SVP's meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker, must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.
- SVP5. **AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250 & FO1901.

DURING CONSTRUCTION - PRIOR TO OCCUPANCY

- SVP6. **Easements**: Prior to the City's issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). The electric utility easement shall be a minimum of 10 feet wide around conduit and 5' minimum around equipment and vault/manhole pads. Additionally, the applicant shall submit plans defining existing easements so Electric Division can verify if there are any conflicts with new proposed easements or improvements. The Applicant shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the Applicant and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- SVP7. **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.
- SVP8. **Applicants Switchgear:** Applicants' switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- SVP9. **Electric Facilities:** Prior to the City's issuance of Occupancy, the applicant shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.
- SVP10. **Municipal Fees:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule shall be paid by the applicant.
- SVP11. **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.

OPERATIONAL CONDITIONS - AFTER OCCUPANCY

SVP12. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment which includes: manholes, transformers, vaults, switches, meters, indoor electrical rooms with SVP owned equipment etc.

WATER & SEWER DEPARTMENT DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

- W1. **Manifold Services:** The final metering configuration shall be determined during the permit review of the project. Approval of this entitlement does not constitute approval of the metering configuration shown on the utility plan.
- W2. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W3. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

Meeting Date: August 20, 2025

- W4. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.
- W5. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.
- W6. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W7. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W8. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W9. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W10. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.
- W11. Water Features. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W12. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite.

The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W13. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

DURING CONSTRUCTION

- W14. City Standard Meters and Backflow Installation. No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.
- W15. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.
- W16. Water Shortage Response Actions. Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

- a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
- b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

PRIOR TO FINAL OF BUILDING PERMIT

- W17. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.
- W18. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

Meeting Date: August 20, 2025 Page 17

KEY:
G = General
P = Planning Division
E = Public Works Engineering (Stormwater)
SVP = Silicon Valley Power
FD = Fire Department
ST = Stormwater
SW = Solid Waste
L = Right of Way Landscape
E = Engineering
H = Housing
W = Water and Sewer
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:

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.

Meeting Date: August 20, 2025

Printed Name:

Date:

Relationship to Property:

GIANERA STREET VIEW 1 - LOOKING NORTH FROM CHEENEY STREET

GIANERA STREET VIEW 2 - LOOKING TOWARD WEST

and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.



SHEET INDEX

- 00 COVER SHEET & PROJECT DATA
- 01 EXISTING SURVEY

- AI SITE PLAN 8 ZONING INFO
 A2 SECOND FLOOR PLAN
 A3 ROOF PLAN 8 LOT SIZES
 A4 TYPE-A HOUSE FLOOR PLANS
 A5 TYPE-B HOUSE FLOOR PLANS
- AS 1YPE-B HOUSE FLOOR PLANS
 A TYPE-C HOUSE FLOOR PLANS
 A7 BUILDING ELEVATIONS (SOUTH & FRONT)
 A8 BUILDING ELEVATIONS (NORTH & REARYARD)
 A9 BUILDING SECTIONS
- AIO 3D VIEWS

- LI.0 LANDSCAPE SITE PLAN
 LI.1 LANDSCAPE REMOVAL PLAN
 L2.0 LANDSCAPE PLANTING PLAN
 L2.1 HYDROZONE MAP AND WELO WORKSHEET

SITE DATA & ZONING

A.P.N. 104-06-037

A.P.N.
LOT SIZE 16893 SF
EX. ZONING RI-6L / PD
EXISTING BUILDING AREA: 4,299 S. SF
FLOOD ZONE DESIGNATION: ZONE X (PER FLOOD INSURANCE RATE MAP)
CODES:

COMPLY WITH ALL APPLICABLE 2022 CODES

CONSTRUCTION DATA

BUILDING TYPE: V-NUMBER OF STORIES: 2 OCCUPANCY GROUP: R3 FIRE SPRINKLER: YE

SCOPE OF WORK

DEMOLISH EXISTING SINGLE FAMILY DWELLING

CONSTRUCT 8 ATTACHED 2-STORY SINGLE FAMILY DWELLINGS (WITH ONE BMR-UNIT)

EXISTING BUILDING AREA: TOTAL 4399.54 SF



VINCINITY MAP

COVER SHEET &

2303 GIANERA ST TENTATIVE SUBDIVISION

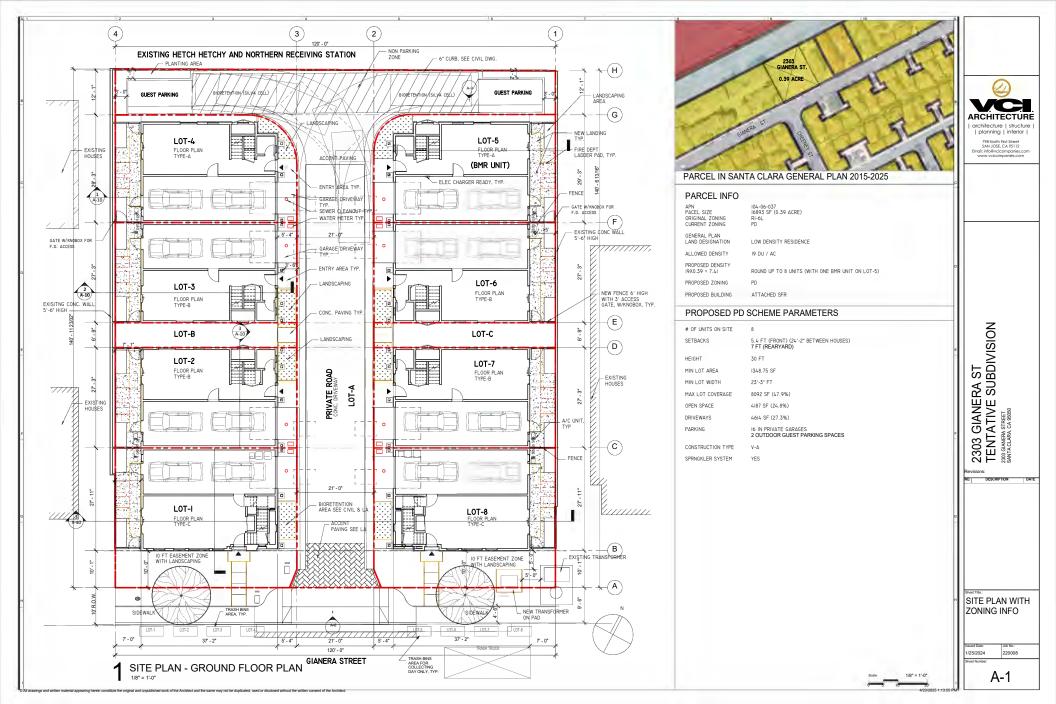
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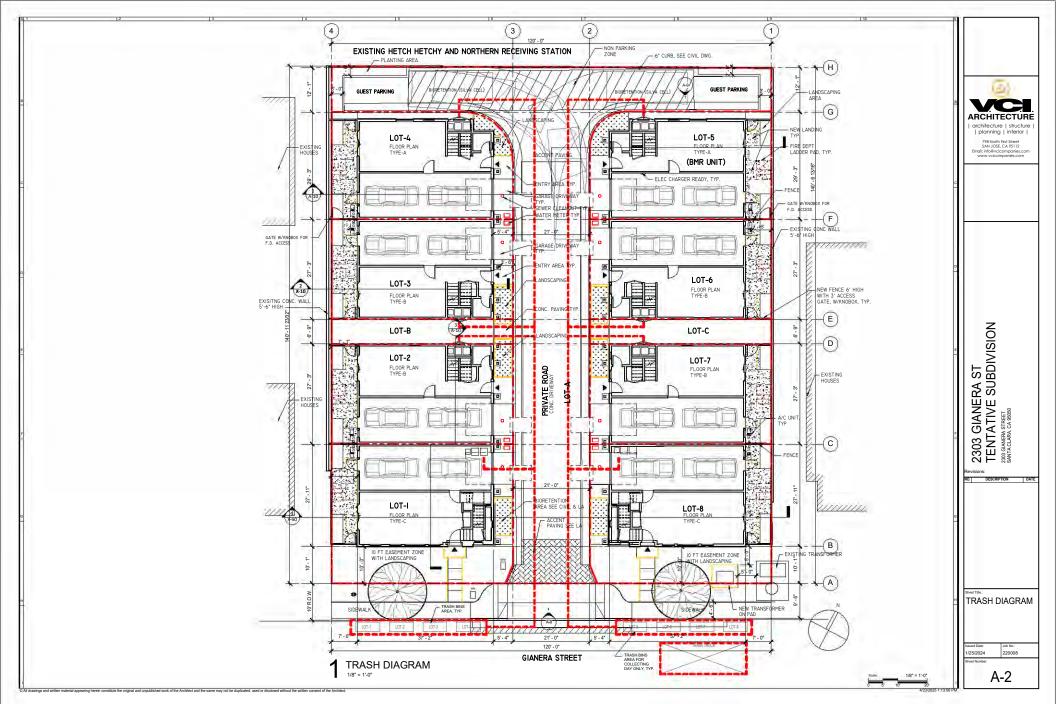
architecture | structure | | planning | interior | 798 North First Street SAN JOSE, CA 95112 Emai: info@vcicompanies.com www.vcicompanies.com

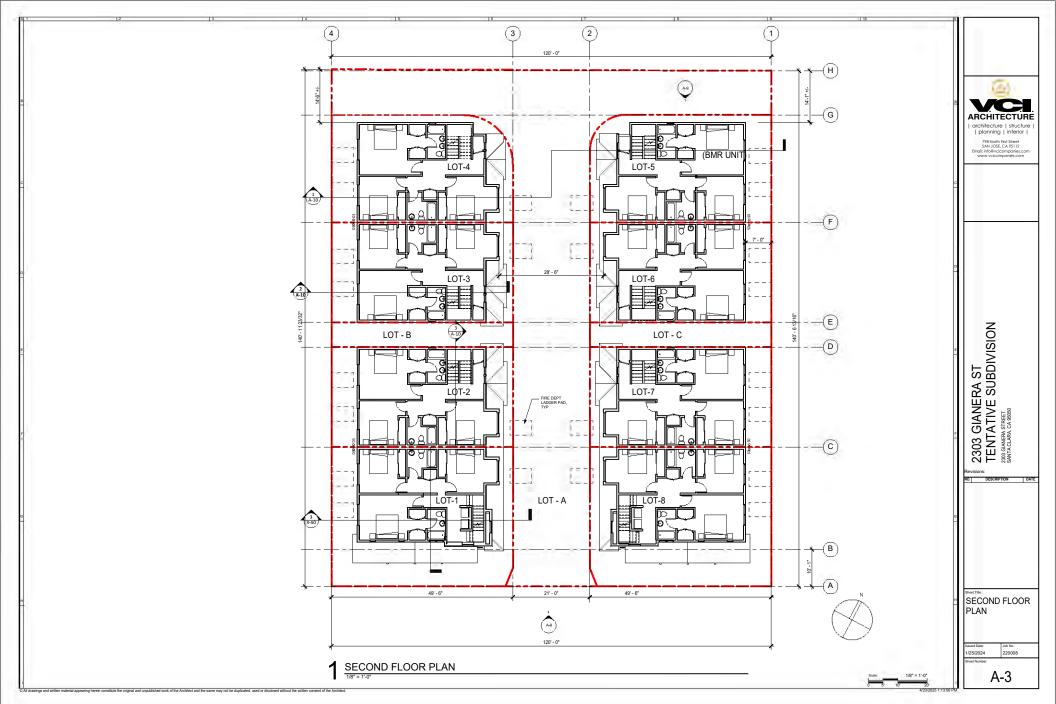
PROJECT DATA

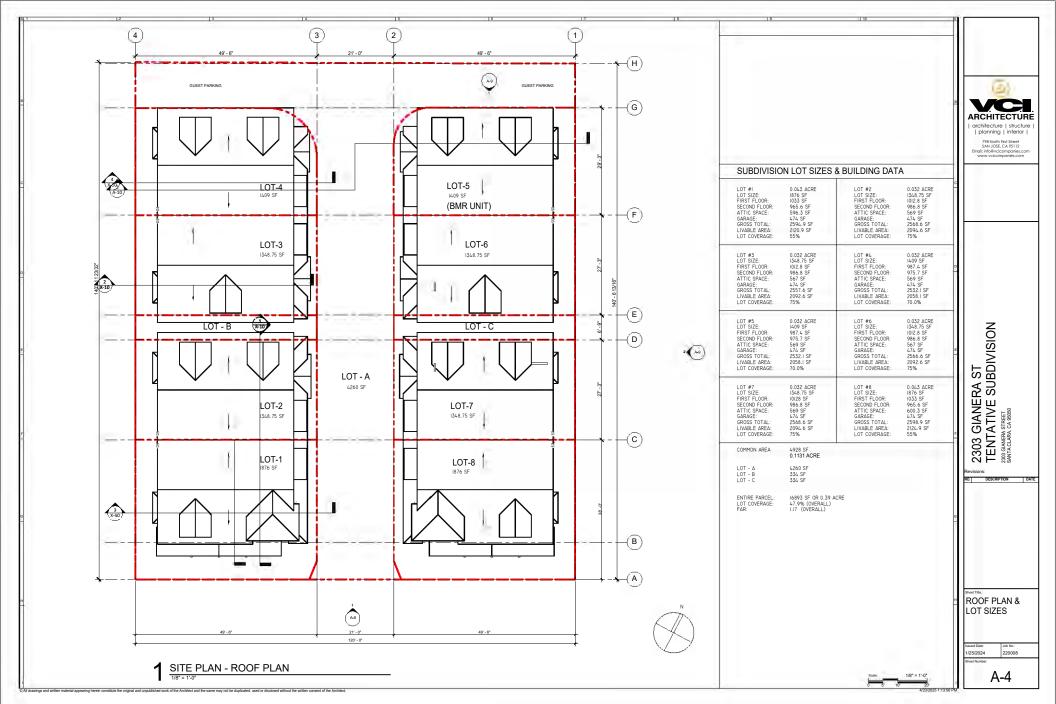
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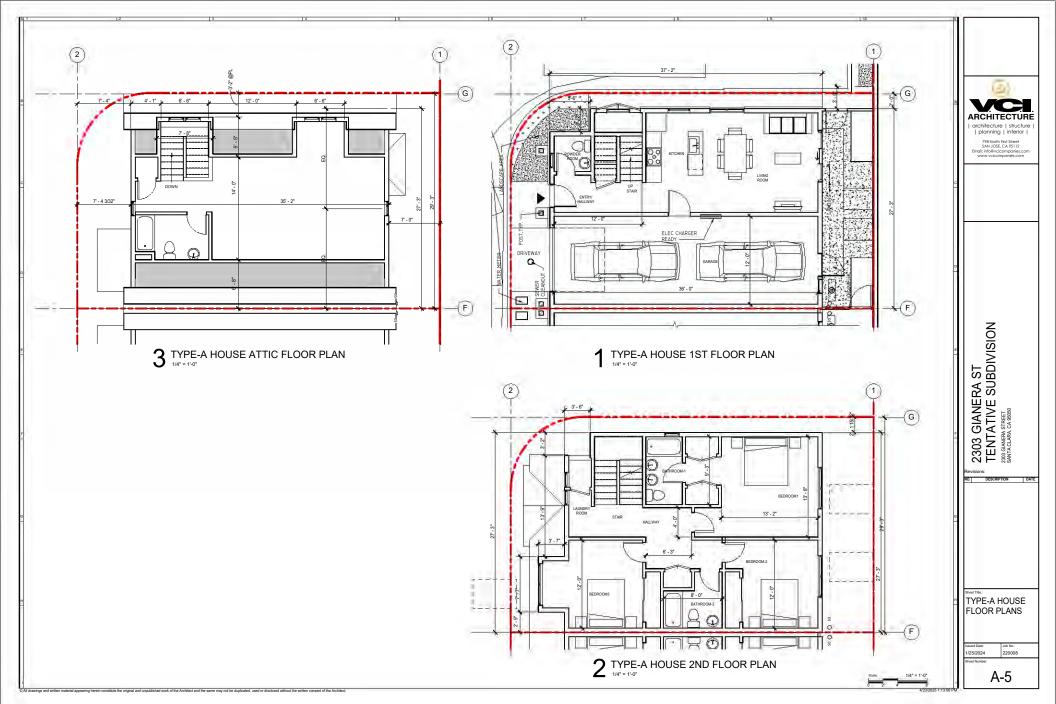
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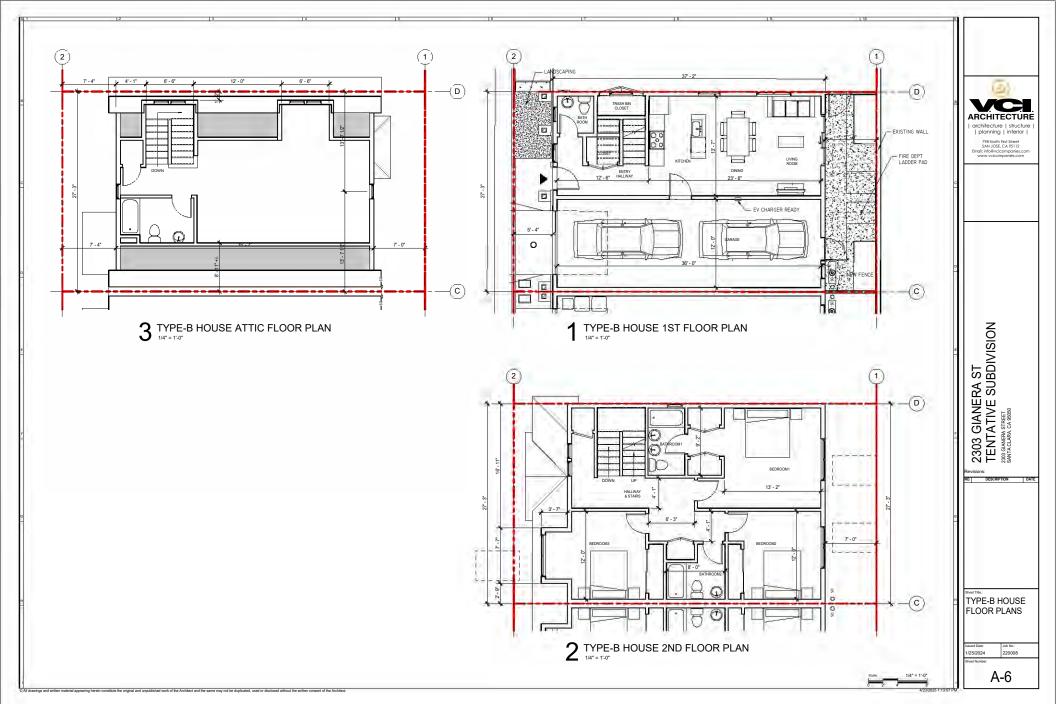


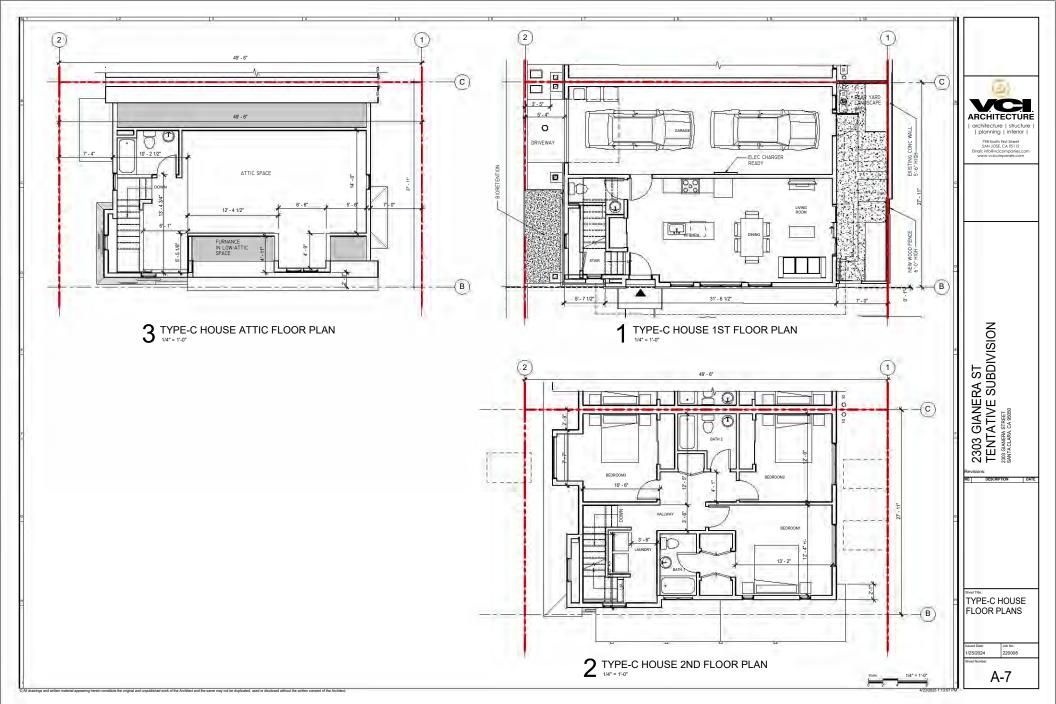




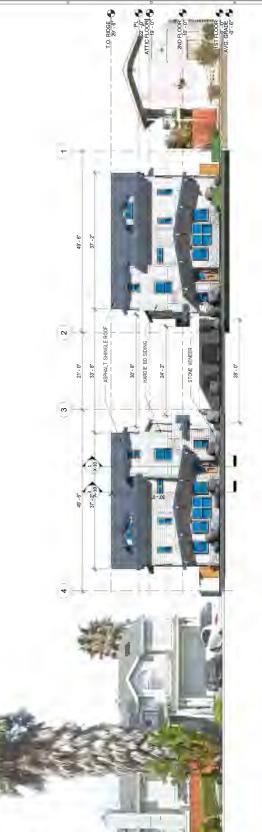








2303 GIANERA STREET SANTA CLARA, CA 95050 2303 GIANERA ST TENTATIVE SUBDIVISION



GIANERA ST ELEVATION 1/8" = 1°.0"



 $2_{^{1/6^{\prime}=1\cdot0^{\prime}}}$ Private road front elevation

Scale: 11.0"

A-8

Scale: 1/8" = 1".0"

Issued Date: 1/25/2024 Sheet Number

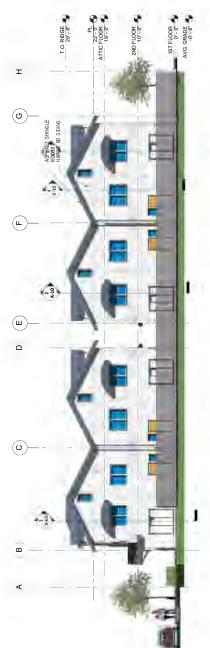
NORTH ELEVATION & REAR YARD ELEVATION

2303 GIANERA STREET SANTA CLARA, CA 95050 2303 GIANERA ST TENTATIVE SUBDIVISION

1ST FLOOR OF .0"

ASPHALT SHINGLE ROOF

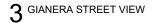
NORTH ELEVATION



2 REAR YARD ELEVATION $^{18^{\circ}-1.0^{\circ}}$









1 OVERALL VIEW FROM ABOVE





2 SOUTHEAST CORNER

ARCHITECTURE
| architecture | structure |
| planning | interior |
| 798 North Fast Street

798 North First Street SAN JOSE, CA 95112 Emai: info@vcicompanies.com www.vcicompanies.com

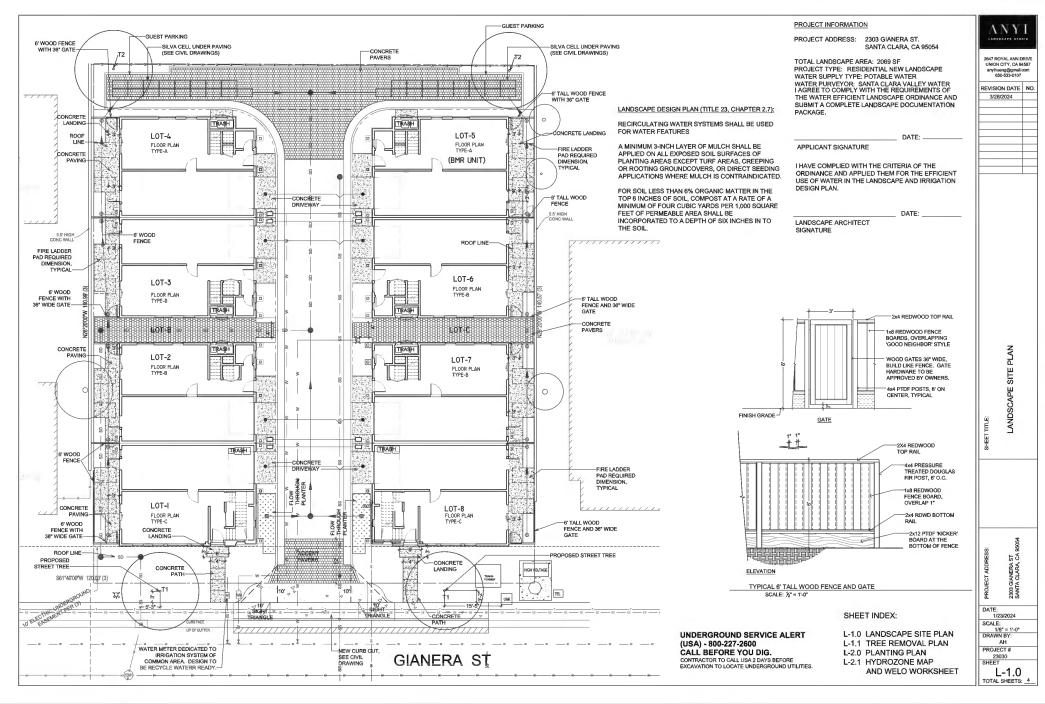
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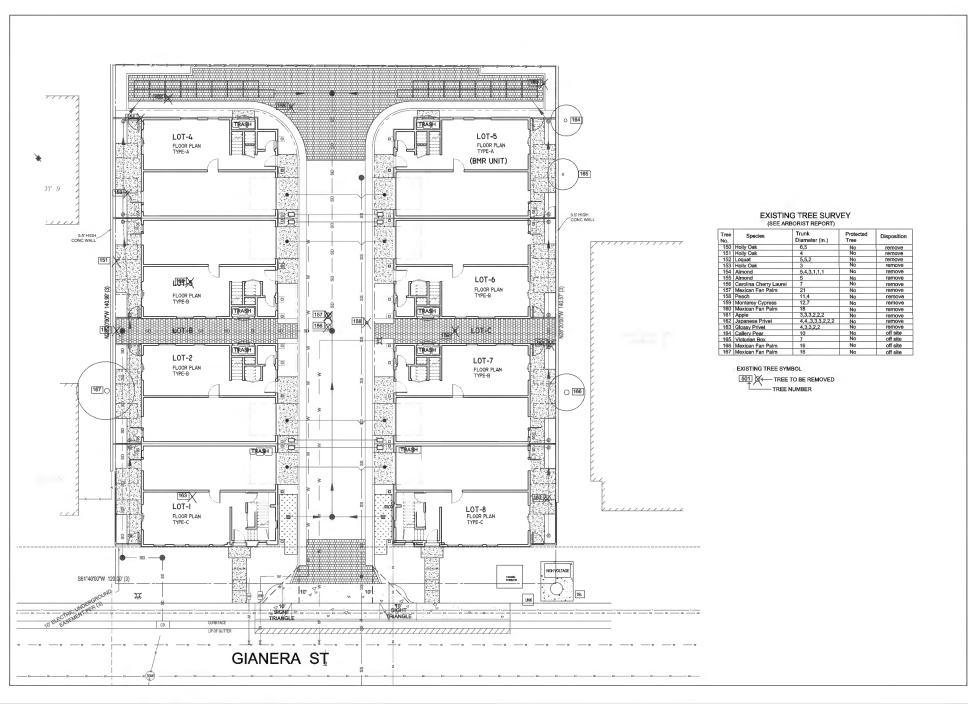
Revisions:
NO. DESCRIPTION

3D VIEWS

1/25/2024 220008

A-11





ANYI

2647 ROYAL ANN DRIVE UNION CITY, CA 94587 anyihuang@gmall.com

REVISION DATE NO. 3/28/2024

TREE REMOVAL PLAN

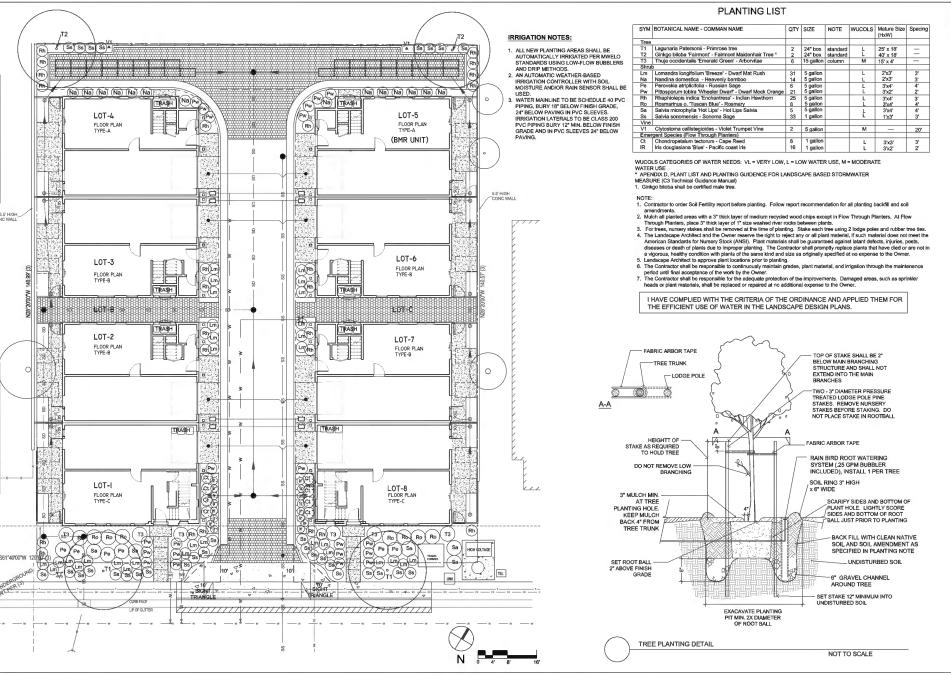
SHEET TITLE:

2303 GIANERA ST SANTA CLARA, CA 95054

DATE: 1/23/2024 SCALE: 1/8" = 1'-0" DRAWN BY:

DRAWN BY:
AH
PROJECT #
23030
SHEET

L-1.1



2647 ROYAL ANN DRIVE UNION CITY, CA 94587

REVISION DATE NO. 3/28/2024

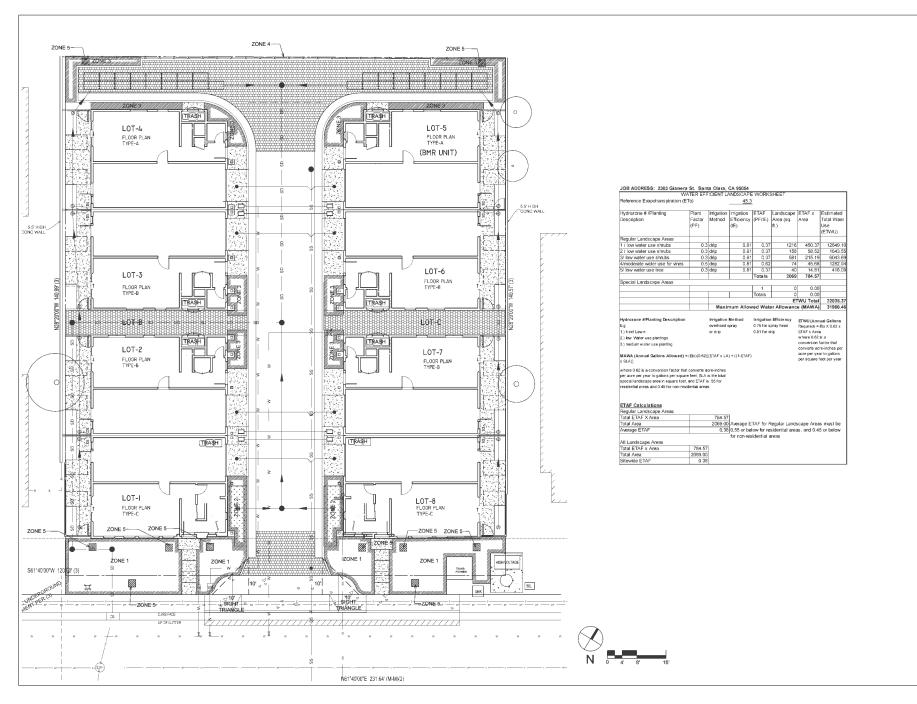
PLANTING PLAN ANDSCAPE

S S

DATE: 1/23/2024 SCALE: 1/8" = 1'-0" DRAWN BY:

AH PROJECT # 23030 SHEET

L-2.0 TOTAL SHEETS: 4





2647 ROYAL ANN DRIVE UNION CITY, CA 94587 anyihuang@gmail.com 650-533-0107

REVISION DATE NO.
3/28/2024

HYDROZONE MAP AND WELO WORKSHEET

2303 GIANERA ST SANTA CLARA, CA 95054

DATE: 1/23/2024 SCALE: 1/8" = 1'-0" DRAWN BY:

DRAWN BY:
AH
PROJECT #
23030
SHEET

L-2.1 TOTAL SHEETS: 4

Web Links

Environmental Website:

Here you will find documents related to the environmental assessment of the project and any information regarding meetings related to the environmental assessment of the project.

https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/539/15209

Project Website:

Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.

https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/527/2495

CC Meeting (July 15, 2025):

Here you will find documents related to the City Council meeting such as the staff report and attachments.

https://santaclara.legistar.com/LegislationDetail.aspx?ID=7479674&GUID=D310DF05-E4EC-41C5-BC3A-F07CD00489F5&Options=&Search=

These documents are available for viewing in the Community Development Department



City of Santa Clara

1500 Warburton Avenue Santa Clara, CA 95050 santaclaraca.gov @SantaClaraCity

Agenda Report

25-869 Agenda Date: 8/20/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Consistency Determination to the Initial Study and Mitigated Negative Declaration and Action on the Architectural Review (PLN2019-13847) for a Construction of Nine Two-story Townhouses located at 4249 Cheeney Street.

File No.: PLN2019-13847

Location: 4249 Cheeney Street, a 0.52-acre site between Agnew Road and Ash Street, zoned R2;

APN's: 104-12-025, 104-12-026

Applicant: Saul Flores

Owner(s): Maruti Builders, LLC

Request: Architectural Review for the construction of nine two-story townhouses with two-car

garages and associated on- and off-site improvements.

PROJECT DATA

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

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences. See Vicinity Map in Attachment 1.
- The project proposes construction of nine two-story townhouses with attached two-car garages. The proposed buildings would reach a maximum height of 25 feet. The proposed buildings would include 15-foot setbacks from the rear property lines, minimum 20-foot setbacks from the front property lines, and five-foot side yard setbacks.
- To implement the project, the proposal needed a General Plan Amendment, Rezoning and a Tentative Subdivision Map (one lot subdivision for condominium purposes). Those requests required a recommendation from the Planning Commission and approval from the City Council.
 - On June 11, 2025, the Planning Commission reviewed the project and discussed the need for additional housing in the area and across the City, affordable housing, setback, infrastructure impact, and proposed parking. The Planning Commission voted to recommend approval of the project to the City Council (7-0 vote). A link to the Commission Staff Report and associated documents are included in Attachment 3.
 - On July 15, 2025, City Council reviewed considered the project and approved the General Plan Amendment, Rezoning, and Tentative Subdivision Map.
 - Current R2 zone would allow the proposed project of 17 du/acre to fall within the density range of 8-19 du/acre.
 - R2 is intended for single-family and two-family dwellings. The project as proposed is consistent with development standards applicable to the R2 zoning district.

25-869 Agenda Date: 8/20/2025

The nine townhouse units would be situated in two rows separated by an L-shaped driveway.
 Two pairs of attached townhouses (four units), divided by a five-foot pedestrian walkway, would have frontage on Cheeney Street. Five attached townhouse units would be located to the rear of the site. Each of the nine units would include a private yard.

- The proposed project would match the surrounding two-story hipped roof forms and include combination of wood siding and stucco to be in harmony with the neighborhood.
- Per the Santa Clara City Code 18.120(D) 2 and 3 'Residential parcel or subdivision maps and any associated development plans' and 'New multi-family developments of any size' the request also requires Architectural Review approval through a Development Review Hearing.
 - o In accordance with Santa Clara City Code 18.130.070, since the project is located within 200 feet of two Historic Resource Inventory (HRI) properties, referral and recommendation on the Architectural Review request was necessary from the Historical and Landmarks Commission (HLC).
- On February 6, 2025, the project was presented to the HLC. The HLC reviewed the project for neighborhood compatibility and consistency with the City's Design Guidelines and made a recommendation to approve the Architectural Review with a lighter color scheme to lessen the contrast along the elevations. A link to the HLC staff report and associated documents is included in Attachment 3.
- In response to the HLC recommendations, the applicant submitted a revised development plan with a lighter color scheme for all nine townhouses. The revised plan (Attachment 5) was also presented before the Planning Commission and City Council as part of the request for a General Plan Amendment and Rezoning.
 - o The proposed second-floor windows are oriented towards the front and rear.
 - The project proposes a hip roofed style which reduces the overall bulk and appearance of the second story.
 - The architectural style and design of the proposed addition are similar to the architectural form of the existing residence in the neighborhood.
- There are no active City code enforcement cases for this property.
- The proposed project meets the required findings set forth in SCCC 18.120.

FINDINGS SUPPORTING STAFF'S RECOMMENDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:
 - The proposal provides the required two covered parking spaces with the attached two-car garage for each unit.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
 - The proposed project provides areas surfaced with all-weather materials of parking vehicles.
- 2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:

25-869 Agenda Date: 8/20/2025

- The proposed residence would not create traffic congestion or hazards.
- Public and private streets are adequate in size and design to serve the proposed nine twostory townhomes.
- The use will not create a substantive increase in traffic.
- 3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:
 - Architectural features of the proposed design area are true to the architectural form and appropriate for the neighborhood. Surrounding properties are one to two-story homes with mixed architectural styles.
 - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.
- 4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.
- 5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:
 - The proposed project is consistent with the surrounding character of the neighborhood by including such architectural elements as hip roofs and a mixture of materials that includes stucco, board and batten, and composition shingles roof applied to the exterior elevations.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 7.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program (MMRP) were prepared in accordance with the California Environmental Quality Act (CEQA) and circulated for public review for 30 days between December 13, 2024, and January 13, 2025. On July 15, 2025, City Council adopted the MND and MMRP (Attachment 3). The proposed project is consistent with the adopted MND.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing 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.

25-869 Agenda Date: 8/20/2025

A public hearing notice was mailed to property owners within a 500-foot radius of the project site on August 7, 2025. As of the writing of this report, planning staff has not received public comments for this application.

Consistent with the City's Public Outreach Policy for Planning Applications, a public outreach meeting was conducted by the Property Owner/Applicant on October 24, 2024. Two members of the public attended the meeting and made comments related to parking, construction timeline, and cost of the units. The applicant discussed the parking arrangement and gave a general timeline for construction. The units would be sold at market value at the time of project completion.

RECOMMENDATION

Determine the project to be consistent with the adopted Mitigated Negative Declaration and **approve** the Architectural Review for the construction of nine two-story townhomes with two-car garages and associated on- and off-site improvements located at 4249 Cheeney Street, subject to the findings and conditions of approval.

Prepared by: Steve Le, Senior Planner, Community Development Department Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

- 1. Vicinity Map
- 2. Project Data and Compliance Table
- 3. Weblinks
- 4. Conditions of Approval
- 5. Development Plan

Attachment 2: Project Data/Compliance (Multi-Family)

Project Address: 4249 Cheeney Street Project Number: PLN2019-13847

Zoning: R1-6L – Very Low Density Residential **Proposed Zoning:** R2 – Low-Density Residential

Standard	Existing	Proposed	Requirement	Complies? (Y/N)	
Lot Area (SF) (min):	22,500	Same	7,000	Y	
Building Square Footage (SF)					
Each Unit (total square footage) :		2,070		Y	
Porches/Patios:				Y	
Total:		18,610		Y	
Building Coverage (%)					
Building Coverage (AII):		44.4%	45%	Y	
Single Family Units Setbacks (FT)					
Front:		20	15	Y	
Side (left): (right):		5	5	Y	
Side, Corner:				Y	
Rear:		18	15	Y	
Height (FT)					
Each Unit:		25	32	Y	
Parking:					
Is the site AB 2097 eligible?				N	
Off-Street:		20	18	Y	
Guest:		0		Y	
Class 1 Bicycle:		0		Y	
Class 2 Bicycle:	-	0		Y	
Landscaping					
Open Landscaped Area:					
Landscape Buffer:		Yes		Y	

^{1.} The lot is currently vacant.

Web Links

Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program

Environmental Website:

Here you will find documents related to the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program of the project.

https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/545/15209

City Council Staff Report of July 15, 2025

CC Meeting (July 15, 2025):

Here you will find documents related to the Planning Commission meeting such as the staff report and attachments.

https://santaclara.legistar.com/LegislationDetail.aspx?ID=7478882&GUID=C0121044-27B4-4DAF-8489-30B52B0F8579&Options=&Search=

CC Meeting (July 15, 2025) Video:

https://santaclara.granicus.com/player/clip/2370?view_id=1&redirect=true

Planning Commission Staff Report of June 11, 2025

PC Meeting (June 11, 2025):

Here you will find documents related to the Planning Commission meeting such as the staff report and attachments.

https://santaclara.legistar.com/LegislationDetail.aspx?ID=7430697&GUID=EEC44019-8853-4BB2-B4A0-9CE0AE32EB00&Options=&Search=

PC Meeting (June 11, 2025) Video:

https://santaclara.granicus.com/player/clip/2353?view id=1&redirect=true

Historical and Landmarks Commission Staff Report of February 6, 2025 HLC Meeting (February 6, 2025):

Here you will find documents related to the Historical and Landmarks Commission meeting such as the staff report and attachments.

https://santaclara.legistar.com/LegislationDetail.aspx?ID=7114944&GUID=CC0347E6-A064-42AD-987A-8516E54D86E2&Options=&Search=

HLC Meeting (February 6, 2025) Video:

https://santaclara.granicus.com/player/clip/2274?view_id=1&redirect=true

HLC Meeting (February 6, 2025) Minutes:

file:///C:/Users/sle/Downloads/Minutes.pdf

These documents are available for viewing in the Community Development Department



CONDITIONS OF ARCHITECTURAL REVIEW APPROVAL

PLN2019-13847 / 4249 Cheeney Street

Project Description: General Plan Amendment (GPA) to change from Very Low Density Residential to Low Density Residential (8-19 du/ac) and Rezone from Single-family Residential to Low-Density Residential (R2) to develop nine two-story townhomes with attached two-car garages.

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 extension thereof. The date of granting this Permit is the date this Permit is approved by the Decision-making body and the appeal period has been exhausted. The expiration date is **August 28, 2027.**
- 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. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.
- G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.
 - a. During construction retaining a single company to install all fire related penetrations is highly recommended.

Meeting 8/20/2025

Date:

Conditions of Approval PLN2019-13847 / 4249 Cheeney Street

- b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
- c. All stair shafts shall be minimum 1-hour rated.
- d. All elevator shafts shall be minimum 1-hour rated.
- e. All trash chute shafts shall be minimum 1-hour rated.
- f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- g. Any trash rooms shall be minimum 1-hour rated all sides and above.
- G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.
- G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
 - a. Chapter 15.38 Green Building Code for additional Electric Vehicle Charging requirements for new construction.
- G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT - PLANNING DIVISION

8/20/2025

DESIGN / PERFORMANCE- PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Roof Mounted Mechanical Equipment.** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be five feet or greater to match the height of any proposed equipment.
- P2. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of 2:1. (SCC 12.35.090)
- P3. **Tree Replacement (Alternative Means).** If the applicant is unable to meet the 2:1 ratio requirement, trees permitted by the City for removal shall be replaced at a ratio pursuant to an alternative plan approved by the Director of Community Development. (SCC 12.35.090)
- P4. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.
- P5. **Environmental.** The project shall comply with the mitigation measures identified in the Cheeney Street Townhomes Project Mitigated Negative Declaration and Mitigation Measures and Reporting Program.

DURING CONSTRUCTION -- PRIOR TO OCCUPANCY

- P6. **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.
- P7. **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.
- P8. **Construction Parking.** Off street parking is required to be available from the time of issuance of building permits until the issuance of certificate of occupancy. Off-street construction parking area is required to be maintained mud-free and dustless. If the off-street construction parking area is located on an unpaved surface, daily street sweeping of surrounding streets is required. (SCC 18.38.030)
- P9. **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.

OPERATIONAL CONDITIONS

- P10. **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.
- P11. **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.
- P12. **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 of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.

MITIGATION MEASURES

P13. **Mitigation Monitoring and Reporting Program.** The Mitigation Monitoring and Reporting Program (MMRP), prepared for this project in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE- PRIOR TO BUILDING PERMIT ISSUANCE

- BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
 - a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

- BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
 - a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD3. Water Pollution Control. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:
 - https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.
- BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

COMMUNITY DEVELOPMENT - HOUSING DIVISION DESIGN / PERFORMANCE - PRIOR TO BUILDING PERMIT ISSUANCE

- H1. Residential Rental or Ownership Project with Fewer than 10 Units. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements for the proposed 9 units for-sale residential development. To satisfy the affordable housing requirements, the Applicant may elect to either provide:
 - a) One Affordable Unit: The unit shall be provided at an affordable housing cost for a household earning up to one hundred percent (100%) of area median income (AMI). The affordable unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). The applicant shall be responsible for cost incurred under the California Building Standards (California Code of Regulations, Title 24) for the each affordable for- sale residential unit. Affordable units shall be reasonably dispersed throughout the project and shall on average contain

the same number of bedrooms, and shall be comparable in design, materials, and finish quality of the market-rate units in the project. Affordable units shall have the same access to the project amenities and recreational facilities as market-rate units; or

b) Pay an in-lieu fee: Any in-lieu fee payment due to the City by the Applicant shall be paid prior to receipt of the occupancy certificate of the project/unit at completion.

The in-lieu fee is calculated as follows:

(Gross square feet of total residential floor area) multiplied by (per square foot fee) equals (total housing in-lieu fee).

 $20.255sf \times $38.53 = 780.425 divide by 9 units = \$86.713.91 per unit

H2. Affordable Housing Agreement (AHA): Prior to the Issuance of Building Permits, the Applicant shall enter into an Affordable Housing Agreement (AHA) with the City to formalize the Applicant's choice of either providing One Affordable Unit or Paying an In-Lieu fee. There is a preparation fee for the AHA in the amount of \$4,205 which will be due prior to execution of the AHA (per Municipal Fee schedule).

DURING CONSTRUCTION - PRIOR TO OCCUPANCY

H3. **Impact/In-Lieu Fee.** In accordance with the Santa Clara City Code chapter 17.40, the Applicant may elect to pay an in-lieu fee, if the applicant elects to pay an in-lieu fee, the fee must be paid prior to the issuance of the occupancy certificate of the building (all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved).

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

- F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.
- F2. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight mangers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at fchun@santaclaraca.gov for more information.

- F3. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.
- F4. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.
- F5. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.
- F6. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:
 - Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the "entire" face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.
 - For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.

<u>or</u>

- For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The "minimum" width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet and an outside turning radius of 50 feet.
- The "minimum" width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads
 or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and
 equipment damage from electrical hazards.
- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.

Meeting 8/20/2025

Date:

- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus
 operations to sweep opposing sides of a building. Other obstructions such as site lighting, bioretention, and architectural features are reviewed case-by-case to ensure they do not obstruct
 aerial and ground ladder access.
- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. Traffic calming devices are shown currently on this plan and are not allowed. The project has the option to remove them or provide pneumatic bollards to isolate the portion of the road they want for pedestrian access. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to "be recorded" with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE's) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

- F7. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
- F8. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.
- Fire Department Access. Prior to issuance of the Building Permit, a gate permit is required to obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8' 10') above grade.
- F10. Alternative Means and Methods. Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.
- F11. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.
- F12. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

F13. Shared Fire Protection Features that Cross Property Lines. Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the

- parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.
- F14. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

PARKS & RECREATION DEPARTMENT

DESIGN / PERFORMANCE- PRIOR TO BUILDING PERMIT ISSUANCE

- PR1. **Park Impact Fees.** This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 22 residents (2.4 persons/household x 9 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.0648 acres. The equivalent fee due in lieu of parkland dedication is \$430,461. The City will accept a fee in lieu of parkland dedication for this nine-unit development.
- PR2. **Payment of In-Lieu Fees.** Any in-lieu fees imposed under this Chapter shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.
- PR3. **Dwelling Unit Tax.** A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 9 three-bedroom units for a total DUT of \$225.

POLICE DEPARTMENT

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

PD1. The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.

PUBLIC WORKS DEPARTMENT - ENGINEERING

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

- E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

DURING CONSTRUCTION

E3. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted

- within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E4. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E5. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E6. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E7. **Easement.** Dedicate on-site easements for new public utilities and/or sidewalk as required by means of Subdivision Map or approved instrument at time of development.
- E8. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
- E9. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

PUBLIC WORKS DEPARTMENT - STORMWATER

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

- ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.
- ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.
- ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October April).
- ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.
- ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

- ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:
 - a. Direction of roof runoff into cisterns or rain barrels
 - b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
 - c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

- ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST10. Architectural Copper. The use of architectural copper is prohibited.
- ST11. **Permeable pavement** installed on vehicular aisle or driveway shall be designed in such to support at least 60,000 lbs. weight load of solid waste vehicles.
- ST12. Multi-family residential, commercial, and industrial development projects are required to install full trash capture devices to collect litter and debris from their project areas (that are not treated by stormwater treatment facilities), prior to connecting to the City's storm drain collection system. Only full trash capture devices that have been certified by the State Water Resources Board will be deemed as satisfactory for meeting this requirement. Maintenance and inspection of full trash capture devices shall be addressed in the Operations & Maintenance (O&M) agreement.
- ST13. Applicant shall prepare a stormwater management plan/LID report that summarizes the requirements listed in the SCVURPPP C.3 Stormwater Handbook for project implementation. Measures for site design, stormwater treatment, and hydromodification management, shall be addressed where applicable (see chapters 4-7 of handbook). O&M, alternative compliance methods, and C.3 appendix items shall be included as needed (see chapters 8-9 and appendices of handbook).

DURING CONSTRUCTION OR OPERATION

- ST14. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).
- ST15. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.
- ST16. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.
- ST17. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

- ST18. Amendments to Operation & Maintenance Agreement. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST19. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping Flows to Bay" on any storm drains located on private property.
- ST20. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

- ST21. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.
- ST22. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.
- ST23. Final C.3 Inspection. Applicant shall schedule and City shall conduct a final C.3 inspection.
- ST24. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

PUBLIC WORKS DEPARTMENT - TRANSPORTATION

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

TR1. **Design.** On-street parking shall not be counted toward on-site parking requirements.

DURING CONSTRUCTION

- TR2. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.
- TR3. **Encroachment Permit.** Improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
- TR4. Encroachment Permit. All proposed driveways shall be ADA compliant per City Standard ST-8.
- TR5. Encroachment Permit. Provide 5' min. sidewalk along Cheeney Street frontage.
- TR6. **Encroachment Permit.** Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
- TR7. **Building Permit.** Trash pickup must occur onsite.
- TR8. **Building Permit.** Provide a minimum of 4 Class II bicycle rack spaces conveniently accessible from the street, within 200 feet of a building entrance and/or high visible area.
- TR9. **Building Permit.** Provide pedestrian ADA walkways from proposed buildings to public sidewalk.

Meeting 8/20/2025

Date:

STREETS DIVISION

Right of Way Landscape

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

- L1. **Tree Preservations Specifications.** Include <u>City of Santa Clara Tree Preservation/City Arborist</u> specifications on all improvement plans.
- L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
- L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

L4. **No Public Root Cutting.** No cutting of any part of *public*, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

SW1. Post-Construction Solid Waste Generation Estimation and Collection Form. The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

Required attachments shall include:

- site plan which includes path of travel and turning radius for solid waste collection vehicles (applicant noted that waste vehicle will drive in and out and they will provide this detail on the plans):
- details of solid waste enclosures; Provide details showing that doors open to 120 degrees, show details of J-hooks.
- staging areas for solid waste collection.

Refer to the City's <u>Solid Waste Guidelines for New and Redevelopment Projects</u> as specified by the development type. Contact the Public Works Department at <u>Environment@santaclaraca.gov</u> or (408) 615-3080 for more information.

- SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.
- SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall

- create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.
- SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.
- SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SILICON VALLEY POWER

GENERAL

- SVP1. **Applicant Design Process** available to Developer to expedite distribution electric substructure design.
- **SVP2. SVP Equipment Clearances:**
 - a. Access Doors: Ten (10) foot minimum clearance in front of equipment access doors.
 - b. Pad Sides: Five (5) foot minimum clearance from pad on sides without access doors.
 - c. **Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
 - d. **Barrier pipes:** (on sides accessible to vehicles)
 - i. Thirty (30) inches from equipment sides.
 - ii. Forty-Eight (48) inches in front of access doors. (use removable bollards)

SVP3. SVP Conduit Clearances:

- a. Longitudinal: Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.
- b. **Vertical**: Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits.
- c. Poles/Posts: Three (3) foot six (6) inches clearance required from poles (electrolier, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).
- d. **Structures:** Five (5) foot minimum is required from walls, footings, retaining walls, landscape planter, or similar permanent structures.

Meeting 8/20/2025

Date:

- e. **Subsurface Facilities:** Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities.
- f. **Fire Hydrant:** Five (5) foot minimum from fire hydrant thrust block. (Extends 5 feet on either side of the hydrant in line with the radial water pipe connected to the hydrant).

SVP4. **SVP Vault/Manhole Clearances:**

- a. Ten (10) foot minimum between adjacent Vaults or Manholes.
- b. Three (3) foot minimum from face of curb. (bollards required for vaults).
- SVP5. **SVP Guy Anchor Clearances:** Five (5) foot minimum clearance is required between the center of anchor line and any excavation area.

SVP6. Tree Clearances:

- a. Conduits: Five (5) foot minimum to tree root barrier or other subsurface wall or structure.
- b. **Equipment:** Five (5) foot minimum to tree root barrier. The tree canopy drip line cannot be over the SVP equipment.
- c. **Subsurface Facilities:** Five (5) foot minimum to any electric department facilities. Any existing trees in conflict will have to be removed.
- d. **Easements:** No trees shall be planted in SVP's U.G.E.E or P.U. E's.
- SVP7. **Transformer & Switch Placement:** these devices and pads may only be located outdoors. Clearances to buildings are defined in UG1225. All projects are to assume mineral oil fluid, unless otherwise approved by SVP.
- SVP8. **SVP Standards.** Reference the listed SVP standards. All requirements of any applicable standard will apply:
 - a. UG1000 Installation of Underground Substructures by Developers
 - b. UG1250 Encroachment Permit Clearances from Electric Facilities
 - c. UG0339 Remote Switch Pad
 - d. OH1230 Tree Clearances from Overhead Electric Lines
 - e. SD1235 Tree Planting Requirements Near Underground Electric Facilities
 - f. UG1225 Pad mounted Equipment Clearances and Protection
 - g. UG0250 High Density Residential Metering Requirements
 - h. FO-1901 Fiber Optic Splicing and Testing Methods
 - i. SVP Rules and Regulations Latest Edition

SVP9. SVP Standards. Miscellaneous:

- a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.
- b. No splice boxes are allowed between the SVP utility connection point and the customer's main switch board.
- c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP10. Meter Locations:

8/20/2025

a. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s)

- shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- b. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP11. Underground Service Entrance

- a. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.
- b. (12KV Service) SVP terminates cable on the customer owned switchgear.
- c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

SVP12. Code Sections:

- a. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- b. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter **17.15.050**.
- c. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or for any series of such improvements made within a three-year period (Santa Clara City Code Title 17 Appendix A (Table III)).
- d. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

SVP13. Existing Facilities:

- a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developers should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.
- b. Any relocation of existing electric facilities shall be at Developer's expense.
- SVP14. **Generators:** Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating

Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

DESIGN / PERFORMANCE - PRIOR TO ISSUANCE OF BUILDING PERMIT

- SVP15. **Initial Information:** Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.
- SVP16. **SVP Developers Work Drawing:** Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA's must be met, or variance approvals must be granted by SVP. The developers' work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to the nearest utility connection point(s) to tie-in with existing infrastructure as deemed necessary by SVP.
- SVP17. **Encroachment Permit:** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application with an *approved* SVP Developers Work Drawing for construction of electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications
- SVP18. **Applicants Switchgear:** All applicant main switchgear with SVP meters must meet EUSERC standards and be approved by SVP's meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker, must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.
- SVP19. **AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250. Project may be required to take service at 277/480V to reduce the number of SVP transformers for each building.

DURING CONSTRUCTION - PRIOR TO OCCUPANCY

- SVP20. **Easements**: Prior to the City's issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). The electric utility easement shall be a minimum of 10 feet wide around conduit and 5' minimum around equipment and vault/manhole pads. Additionally, the applicant shall submit plans defining existing easements so Electric Division can verify if there are any conflicts with new proposed easements or improvements. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- SVP21. **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.
- SVP22. **Customer Switchgear:** All customer switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.

- SVP23. **Electric Facilities:** Prior to the City's issuance of Occupancy, the applicant shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.
- SVP24. **Municipal Fee's:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule shall be paid.
- SVP25. **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.

OPERATIONAL CONDITIONS – AFTER OCCUPANCY

SVP26. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment, manholes, transformers, vaults, meters, etc.

WATER & SEWER DEPARTMENT

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

- W1. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W2. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.
- W3. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.
- W4. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

- W5. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W6. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W7. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W8. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W9. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.
- W10. Water Features. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W11. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W12. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

DURING CONSTRUCTION

- W13. City Standard Meters and Backflow Installation. No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.
- W14. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

Conditions of Approval PLN2019-13847 / 4249 Cheeney Street

W15. Water Shortage Response Actions. Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

- a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
- b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

PRIOR TO FINAL OF BUILDING PERMIT

- W16. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.
- W17. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

KEY:

G = General

P = Planning Division

BD = Building Division

H = Housing & Community Services Division

F = Fire Department

PR = Parks & Recreation Department

PD = Police Department

E = Engineering Division

Streets Division (Landscape, Solid Waste, and Stormwater)

L = Landscape

SW = Solid Waste

ST = Stormwater

SVP = Silicon Valley Power

W = Water & Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

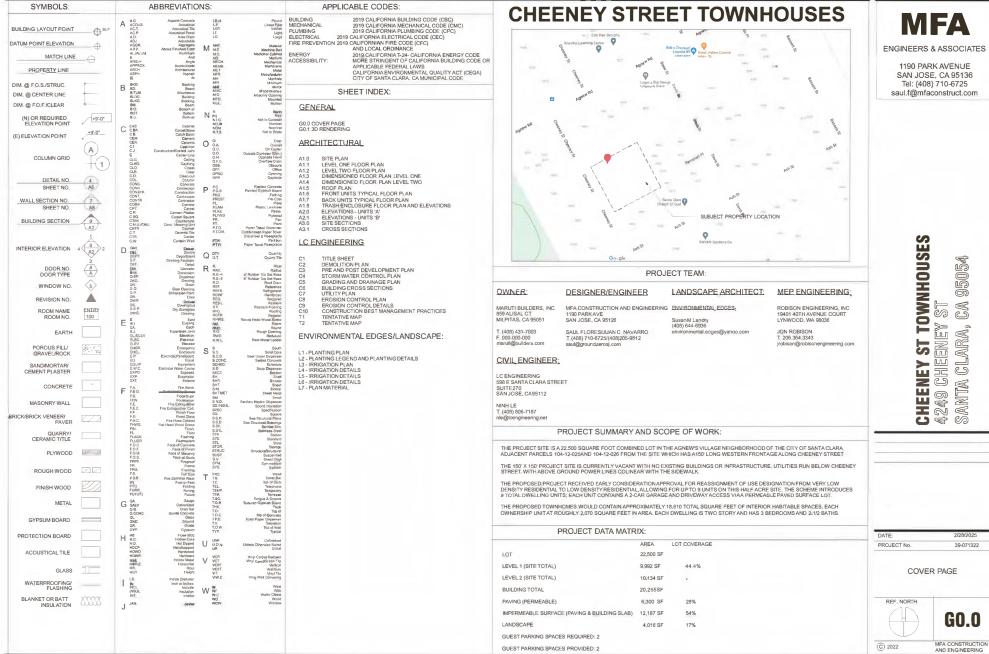
8/20/2025

Conditions of Approval PLN2019-13847 / 4249 Cheeney Street

0 0	ach condition of approval and acknowledges and hereby agreen nditions set forth in this permit.	es to use the project
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.

Meeting 8/20/2025



THE CHEENEY TOWNHOUSES

MFA

ENGINEERS & ASSOCIATE

1190 PARK AVENUE SAN JOSE, CA 95136 Tel: (408) 710-6725 saul.f@mfaconstruct.com



CHEENEY ST TOWNHOUSES 4249 CHEENEY ST SANTA CLARA, CA 95054

DATE:	3/3/2025
PROJECT No.	39-071322

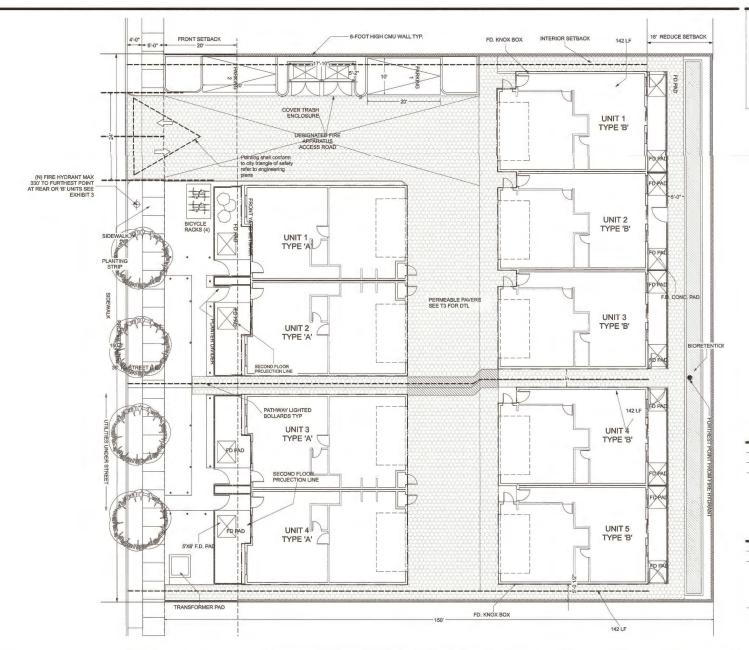
3D RENDERING



G0.1

C 2022

MFA CONSTRUCTION AND ENGINEERING



ENGINEERS & ASSOCIATES

1190 PARK AVENUE SAN JOSE, CA 95136 Tel: (408) 710-6725 saul.f@mfaconstruct.com

CHEENEY ST TOWNHOUSES 4249 CHEENEY ST SANTA CLARA, CA 95054

DATE: 6/26/2025 PROJECT No. 39-071322

SITE PLAN



A1.0 MFA CONSTRUCTION AND ENGINEERING



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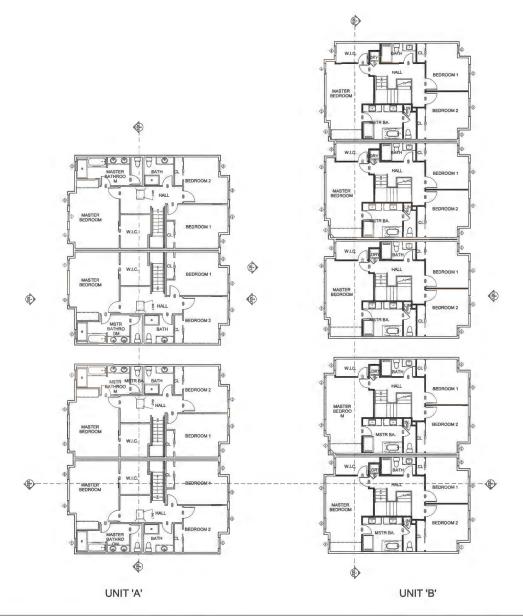
CHEENEY ST TOWNHOUSES 4249 CHEENEY ST SANTA CLARA, CA 95054

DATE: 2/28/2025 PROJECT No. 39-071322

LEVEL ONE FLOOR PLAN



A1.1



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CHEENEY ST TOWNHOUSES 4249 CHEENEY ST SANTA CLARA, CA 95054

DATE: 2/28/2025 PROJECT No. 39-071322

> LEVEL TWO FLOOR PLAN



A1.2

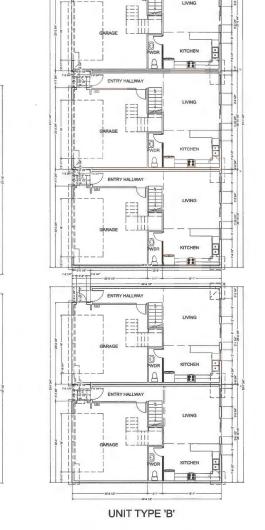
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CHEENEY ST TOWNHOUSES 4249 CHEENEY ST SANTA CLARA, CA 95054



DATE: PROJECT No.

39-071322

6/26/2025

DIMENSIONED LEVEL ONE



A1.3

DINING

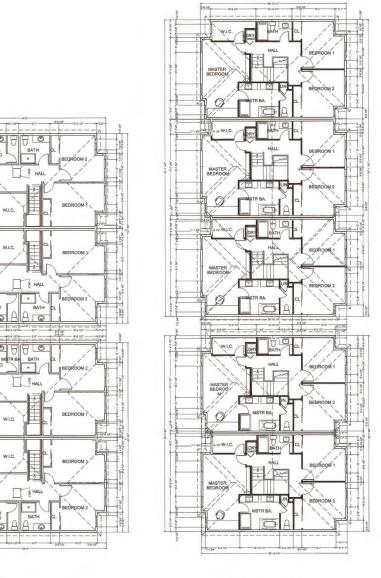
UNIT TYPE 'A'

DINING

ENGINEERS & ASSOCIATES

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CA 95054 CHEENEY ST TOWNHOUSES 4249 CHEENEY ST SANTA CLARA, CA 950?



UNIT TYPE 'A'

UNIT TYPE 'B'

DATE: PROJECT No.

DIMENSIONED FLOOR PLAN LEVEL TWO

6/26/2025

39-071322

REF. NORTH

A1.4

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CHEENEY ST TOWNHOUSES 42:49 CHIEENEY ST SENNTA CLARA, CA 95054



ROOF PLAN



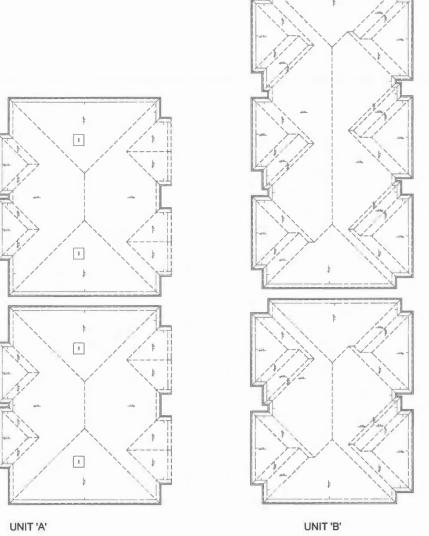
A1.5

ROOF PLAN

1/8"

1 @ 2022

MFA CONSTRUCTION AND ENGINEERING



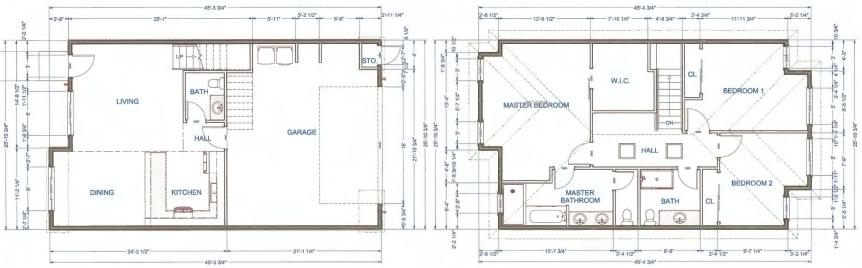


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CHEENEY ST. TOWNHOUSES 4249 CHEENEY STREET SANTA CLARA, CA 95054

REAR VIEW



REVISION

DATE: 6/26/2025 PROJECT No. 39-071322

> TYPE A FRONT **UNITS TYPICAL** FLOOR PLAN



A1.6

2

FRONT VIEW

1/4"



WHITE FASCIA BOARDS

WHITE ALUMINUM SEAMLESS GUTTERS

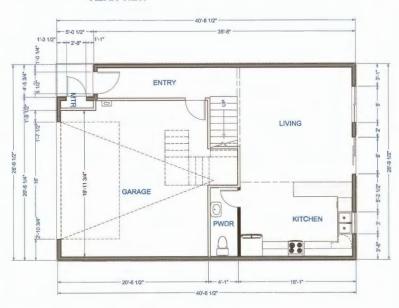
GATEWAY GREY BOARD AND BATTEN

DOVER WHITE SMOOTH STUCCO

LIGHT GREY
ASPHALT SHINGLES



REAR VIEW



MFA

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CHEENEY ST. TOWNHOUSES 4249 CHEENEY STREET SANTA CLARA, CA 95054

REVISION

DATE: 6/26/2025 PROJECT No. 39-071322

> TYPE B BACK **UNITS TYPICAL** FLOOR PLAN



A1.7

1 © 2024

1/4"

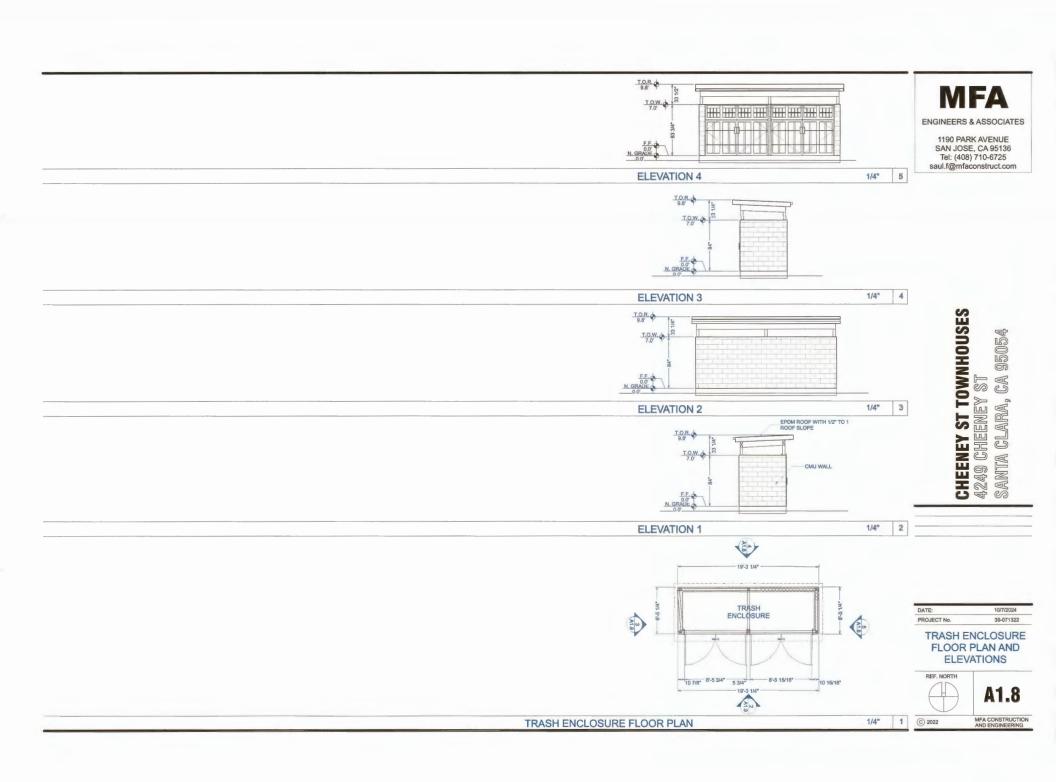
D-Cube Studio



FRONT VIEW

1/4"

2



ENGINEERS & ASSOCIATES

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REAR ELEVATION UNITS 'A'

3/16

2

CHEENEY ST TOWNHOUSES 4249 CHEENEY ST SANTA CLARA, CA 95054

 PRESIDENTIAL ASPHALT SHINGLES
BBBBBB

DATE: PROJECT No.

39-071322

6/26/2025

ELEVATIONS UNITS 'A'

REF. NORTH

A2.0

FRONT ELEVATION UNITS 'A'

3/16

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1

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CHEENEY ST TOWNHOUSES 4249 CHEENEY ST SANTA CLARA, CA 95054

DOVER WHITE BOARD AND BATTEN



3-COAT STUCCO OVER 2-LAYERS OF GRADE D' BUILDING PAPER ACRYLIC SMOOTH FINISH

FRONT ELEVATION UNITS 'B'

DATE: 2/28/2025 39-071322 PROJECT No.

ELEVATIONS UNITS 'B'



A2.1

© 2022

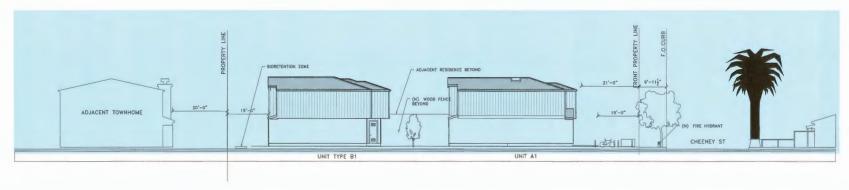
1

3/16

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CHEENEY ST TOWNHOUSES 4249 CHEENEY ST. SANTA CLARA, CA 95054



<u>^</u>	D/	REVISION	7
A.			î
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DATE:	August 23, 2022	
PROJECT No.	10-042122	

SITE SECTIONS

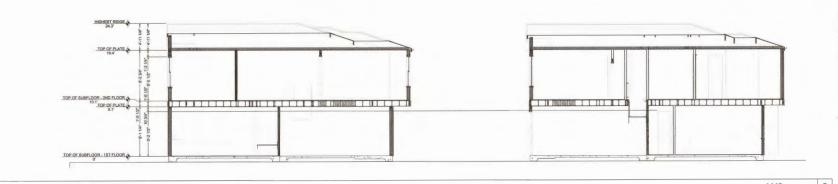


A3.0

3/32"

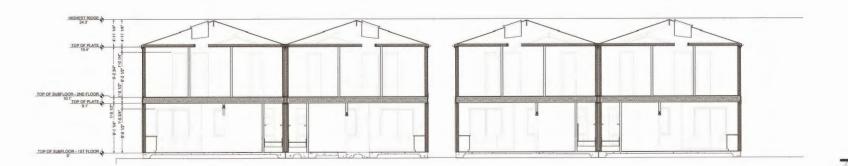
3/32"

SITE SECTION N-S



370 GRAND PARK CIRCLE SAN JOSE, CA 95136 TEL: (408) 509-3461 aliabiani@sbcglobal.net

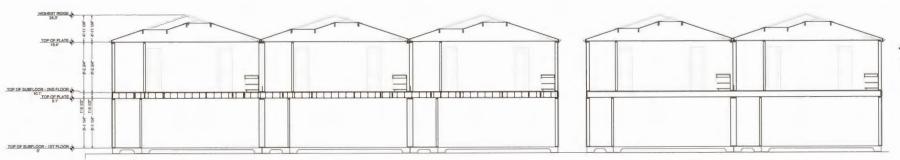
3 1/4" **CROSS SECTION C-C**



CHEENEY ST. TOWNHOUSES 4249 CHEENEY STREET SANTA CLARA, CA 95054

REVISION

1/4" 2 **CROSS SECTION B-B**



DATE:	9/25/2024	
PROJECT No.	39-071322	

CROSS SECTIONS

A3.1

CROSS SECTION A-A

1/4"

1 © 2024 D-Cube Studio

GRADING AND DRAINAGE IMPROVEMENTS

- L STANDARD GRADING NOTES
- PRIOR TO COMMENCEMENT OF ANY EARTHWORK/GRADING ACTIVITIES, THE PERMITTEE SHALL ARRANCE PRE-CONSTRUCTION FOR MEETING, THE MEETING SHALL MICLIOE THE CITY OF WAYSON/MLE GRADIN MSPECTOR, THE GRADING CONTRACTOR AND THE PROJECT SOLS ENGINEER. THE PERMITTEE (REPRESENTANTIVE SHALL ARRANGE THE PRE-CONSTRUCTION MEETING AT LEAST AS MOURS PRIOR TO THE START OF ANY EARTHWORK/ GRADING ACTIVITIES.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT AND COMPACTION OF INSTITUAL EARTH MATERIALS. THIS APPROVAL DOES NOT COMPETE MAY PROFITS OF ENTITY OF INTERPRETABLE PROFILES. OF THE PRIVALE PROFICED OF THE PROFILE PROFILES APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY MERROWELENIS, PROFINGED MERROWELENIS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OF THE RECOVERED EARTHS SMALL BE GETTARD.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE SHALL MANI/AM THE STREETS, SDEWALKS AND ALL DIFIER PUBLIC RIGHTS-OF-WAY IN A CLEAK, SHE AND USABLE CONDITION. ALL SHALLS OF SOL, ROCK OR CONSTRUCTION DEBRIS SHALL BE BEDIEVED FROM THE PUBLICAY OWNER PROPERTY DIMEN CONSTRUCTION AND LOVEN COMPETION OF THE PROJECT, ALL ADJACON'T PROPERTY, PRIVATE OR PUBLIC, SHALL BE MANI/AMED IN A CLEAK, SAFE AND USABLE CONDITION.
- ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH STANDARDS ESTABLISHED BY THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT FOR AIRSORNE PARTICULATES.
- ALL WATER WELL LOCATIONS ON SITE SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURREN REGULATIONS ADMINISTERED BY THE CITY WATER DISTRICT.
- THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. ANY REQUIRED TREE PROTECTION MEASURES SHALL BE MAINTAINED TRINGUISHOUT CONSTITUCTION.
- THE PROJECT CIVIL ENGINEER: LC ENGINEERING, 598 E SANTA CLARA STREET #270, SAN JOSE, CA 95112
 HAS DESIGNED THY
 PROJECT TO COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT
 PREPARED THY
- ALL GRADING AND EARTHWORK ACTIVITIES SHALL CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.
 ALL DRADING AND EARTHWORK ACTIVITIES SHALL BE GREEPLED AND APPROVED BY THE SOLS ENGINEER. THE
 SOLS ENGINEER SHALL BE KONTREED AT LEAST 48 HOURS PROVE TO ANY GRADING OF REPRINTEDRY
 ACTIVITIES. UNDESSTRED OR INAPPROVED WORK SHALL BE REMOVED AND REPLACED UNDER OSSERVATION OF
 THE PROJECT SOLS DIGMETER.
- ALL CONSTRUCTION SITES ARE TO BE WINTERIZED WITH APPROPRIATE EROSION CONTROL MEASURES IN PLACE FROM OCTOBER 157H TO APRIL 15TH OF EACH YEAR.
- 11. GRADING ACTIVITIES ARE ONLY ALLOWED MONDAY THROUGH FRIDAY, 7:30 AM TO 6:00 PM.
- ALL GRADING SHALL COMPLY WITH THE CITY OF SANTA CLARA STANDARD SPECIFICATIONS, AND CHAPTER 18
 AND APPENDIX 33 OF THE UNIFORM BUILDING 11/26/2018.
- THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORKS STE.
- 16. ALL ROOF DOWNSPOUTS TO BE DIRECTED AWAY FROM HOME TO SUITABLE DRAINAGE FACILITY VIA DOWNSPOUTS, PAVEMENT AND COLLECTION PIPES THAT DISCHARGE DIRECTLY TO THE STORM DRAIN SYSTEM.
- EROSION CONTROL PLANTING AND OTHER SLT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
- DRAMACE, INCLUDING ALL ROOF AND PATIO DRAMS, SMALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTION'S RESPONSIBILITY TO BUSINE THAT THE DRAMACE STSTEM FACURES SHOWN HEREOM AFE KETY CLEAR OF COSTRUCTIONS AND THE CONTRACTOR SMALL PROMISED THE OFFICIAL PROCESSOR OF THE OWNER AND ACCOUNT AND THE OWNER AND ACCOUNT AND THE OWNER AND ACCOUNT AND ACCOUNT AND THE OWNER AND ACCOUNT AND ACCOUNT
- THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.
- SOIL ENGINEER TO PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING IN ACCORDANCE WITH APPENDIX J, 2016 OF THE UNIFORM BUILDING CODE.
- 21. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- 22. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- 23. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD DISCREPANCES DOST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
- 24. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXSTING UTILITY, SEVER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN GOODS TO VERSETY THE GRADE AND TO ASSIRE THAT TREES ES SEPICIENT CLEARANCE. HE OR SHE SHALL CALL THE EMIGNEER OF WORK REGARDING POTENTIAL COMPLICTS BEFORE FIELD WORK BEGINS.
- 25. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE AMOUNT OF THE GRADING PERMIT.
- ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- 27. SOL ENGNEER WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUDCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTORS OR SUBCONTRACTORS OR SUBCONTRACTORS OR SUBCONTRACTORS OR SUBCONTRACTORS OF THE MODERNO OF THE CONTRACTOR OF THE MODERNO OF THE MODE
- 28. DURING THE PROGRESS OF THE WORM, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED B IN A NEAT AND CLEAN CONDITION, DISPOSING OF REPUSE IN A SATISFACTORY MANNER AS OFTE DRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGNACIONALISMO OF RUBBERS.
- 29. IF HUMAN RELAMES ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PRINTERE IN HIGHING AND THE RESIDENCE DISCOVERED LANGE EERN DETERMEND NOT TO BE NOTIFIED AND AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE COUNTY'S NATURE ALMERICAN NOTIFICATION SHALL BE SENT BY PRIST CLASS US. MAIL. WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE, CALL: UNIDERGROUND SERVICE ALERT (USA).
- 32. THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF

- 33. ON GRADED STIES, THE TOP OF ANY EXTENDIR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET CUTTER AT POINT OF DISCHARGE OR THE BLEET OF AN APPROVED DRAWAGE DEVICE A MINIMALM OF IZ NOMES (SIGN DISCHARGE DEVICE AS MINIMALM OF IZ NOMES) (SIGN DISCHARGE THE SULDING OFFICIAL MAY PRINCIPLE IT CAN BE EDUANSTRATED THAT REQUIRED DRAWAGE TO THE POINT OF DISCHARGE AND ANNY PRIOR THE STRUCTURE IS PROVIDED AT ALL COLONISON ON THE STREET.
- 34. COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
- 35. ALL CONSTRUCTION SHALL COMPLY WITH SECTION 24 OF THE STATE OF CALIFORNIA ADMINISTRATIVE CODE AND CHAPTERS 10 AND 11 OF THE 2016 UNIFORM BUILDING CODE.
- II. DUST CONTROL
- ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.
- AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST.
- Grading or other dust-producing activities shall be suspended during periods of high wind $$\rm M_{\odot}$$ when dust is readily visible in the Air.
- STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

- TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE BASED ON MARKINGS MADE IN THE FIELD BY OTHERS, THERE MAY BE OTHER INDERGROUND UTILITIES THAT EXIST ON THIS SITE THAT AGE ON TISYONIN ON THIS FAUL CLEARLY OPENED MARKINGS THAT EXISTED AT THE TIME OF THE SURVEY WERE LOCATED AND ARE SHOWN ON THIS PLAN.
- PRIOR TO REQUESTING A FOUNDATION INSPECTION BY THE CITY, THE GEOTECHNICAL ENGINEER OR CYMLENGMEER WHO PREPARED THE SOIL RIVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH SHALL STATE THE FOLLOWING.
- THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATIONS.
- THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIALS, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS.
- PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE GEOTECHNICAL DIGINEER OR CYNL BURNERS WHO PREVAMED THE SUL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PACK, FOLKROATION, PINSH GEAURIG, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.

⊕ BENCHMARK B-8A

ELEVATION = 13.77'. LOCATED AT AGNEW ROAD, SOUTH SIDE, OPPOSITE GARRITY, CHISELED CROSS ON TOP OF CATCH BASIN HOOD.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF CHEDREY STREET, AS FOUND MONUMENTED AS NOBTH'S O'N SHOWN ON PARCEL MAP, RECORDED IN BOOK 476 OF MAPS, AT PAGE 37, SANTA CLARA COUNTY RECORDS.

- DEMOLISH EXISTING DRIVEWAY, BRICKS, SHED AND REMOVE TREES
- REMOVE EXISTING CURB & GUTTERS, DRIVEWAY APPROACH AND SIDEWALK, UTILITIES, RELOCATE EXISTING POWER POLES WITHIN RIGHT OF WAY
- 3. 9 TOWNHOUSE DEVELOPMENT AND 10 LOT SUBDIVISION
- GRADE DRIVEWAY & HOUSES: INSTALL DRAINAGE FACILITIES, EROSION AND SEDMENT CONTROL, DRIVEWAY AND DRIVEWAY APPROACH, DRAINAGE IMPROVEMENTS; & SEED ALL DISTURBED AREAS.
- CONSTRUCT CURB & GUTTERS, DRIVEWAY APPROACH AND SIDEWALK WITHIN RIGHT OF WAY
- 8. INSTALL UTILITY LINES AND SERVICES ON-SITE AND WITHIN RIGHT OF WAY
- 7. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE ENGISION CONTROL PLAN. THE ENGINEER OF RECEIVE RESPONSIBLE FOR THE ESSON OF THE ENGISION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLIGHT DISCHARGES FROM THE SITE OFFICIANG CONTROL PLANS.

PROJECT NOTES:

- CONSTRUCTION SITE SHALL BE ENCLOSED BY 8' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
- CONTINUED AND THE SECURISHIST, POSTABLE TOLETS, TRASH CONTINUEDS, OCERNICA AND CONTINUED AND THE SECURISHIST, POSTABLE TOLETS, TRASH CONTINUEDS, OR DEBNIS SHALL BE FRANCED IN THE FIRST REPORT OF—THE AT THE STAND DEBNIS ON STEEL AND THE SECURISH SHALL BE REQUIRED VAN STEEL AND THE SECURISH SHALL BE REQUIRED.
- ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY)
 SHALL BE PILED MITAIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER. THE PROJECT SHALL HAVE A SIGNAGE WEMBELE FROM THE PUBLIC STREET THAT MODICATES THE HOURS OF CONSTRUCTION AS: MON- FRE FROM 7:30 AM TO 6 PM, SATURDAYS FROM PAM TO 5 PM.
- OBTAIN AN ENGROACHMENT PERMIT FROM PUBLIC WORKS PRIOR TO THE START OF ANY DRIVEWAY APPROACH DEMOLITION OR CONSTRUCTION AT THE STREET. CONTACT PUBLIC WORKS ENGINEER FOR INFORMATION RECARDING OBTAINING AN ENGROACHMENT PERMIT.
- ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATY AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. PRIOR TO RECUESTING A FOUNDATION INSPECTION BY THE CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT (M. WEITING) WHICH SHALL STATE THE FOLLOWING:
 - THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATIONS.
- ** THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIALS, AND DRAWMAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS. APPROVED PLANS.

 8. PROR TO FINAL INSECTION FOR ANY BUILDING OR STRUCTURE, THE GETTEONNICAL ENGINEER
 OR CHIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT
 STATING THE COMPLETED FLAD, FORMATION, PRISH FOR CHOMIC, AND ASSOCIATED STRE INVESTIGATION
 SUBSTANTIALY CONFERENT OF THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.
- SUBSTANTIALLY COMPORT DIE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.

 PRODE TO THE COMMUNICATION OF THE PROPRIETOR OF COMMUNICATIONS SHOULD BE ACCUSED TO THE PROPRIETOR OF THE PROPRIET
- MELTING AT LEAST WE FOUNS PHORE FOR THE STANLEY FROM THE ANY TEMPLITHING YEAR AND ACTIVITIES OF THE STANLEY FROM THE ADDIT PRIMER ALL ECANATIONS OF THE STANLEY FROM THE STANLEY FROM THE STANLEY FOR THE STAN
- PEGR TO ANY GROWING, SCRAPING OR TRENCHING WITHIN / LINDER THE CAMOPY OF A PROTECTION TRENCH THE CAMOPY OF A CONTRIBUTION OF A C

NOTES:

- 1. PROJECT NAME-CHEENEY STREET TOWNHOUSES
- 3. SITE ADDRESS: CHEENEY STREET, SANTA CLARA, CA 95054
- 4. LOT AREA: 0.2± ACRES (GROSS AREA)
 GROUND ZERO CONSTRUCTION
- ADDRESS: 101 SOUTH SANTA CRUZ AVE, UNIT 33192, LOS GATOS, CA 95031
- TELEPHONE: (408)-710-6725

- DINDRESS BB E SMITA CLARA ST \$270, SAN JOSE, CA 95112
 TELEPHONE: (400)-000-787

 7. SJRVEYOR: TOM H. MED.
 MODESS: 2500 ENHANION DRIVE, SAN CLARA, CA 95050
 TELEPHONE: (400)-761-5867
- 8. EXISTING ZOMING: RM-3 MULTIPLE RESIDENTIAL-HIGH DENSITY
- PROPOSED ZONING: NO CHANGE
- RESIDENTIAL 11. PROPOSED USE: 12. PROPOSED NUMBER OF LOTS: 9 LOT
- ALL DIMENSIONS AND PROPOSED GRADING ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN
- PROPOSED WATER, SANITARY SEWER, AND STORM DRAIN WILL BE CONSTRUCTED AS PER LOCAL AGENCY STANDARDS.
- 15. WATER: SANTA CLARA WATER AND UTILITIES
 16. SEWER: SANTA CLARA WATER AND UTILITIES
- 17. STORM: SANTA CLARA WATER AND LITUTIES
- TELEPHONE: AT&T
 COMCAST 20. CABLE TV:

EARTHWORK QUANTITIES

CUT \simeq 21 CY ; MAXIMUM CUT DEPTH = 0.50°± FILL = 169 CY ; MAXIMUM CUT DEPTH = 0.66°±

EARTHWORK QUANTITIES AS SHOWN ON THE PLAN IS FOR INFORMATION ONLY. CONTRACTOR TO CALCULATE HIS/HER OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSE.



LEGEND & ABBREVIATIONS

ELECTRIC UNDERGROUND EDGE OF PAVEMENT EXISTING

FOUND FINISH ELEVATION OF SUBFLOOR GROUND FINISH GRADE FIRE HYDRANT FLOW LINE

AGGREGATE BASE ASPHALT CONCRETE BUILDING BUILDING SETBACK LINE BENCHMARK - BOUNDARY CATCH BASIN COBBLE ROCK ENERGY DISSIPATOR BULDING SETRACK LINE
BUTTON OF MALL/DACK OF MALK
COBBLE FOOK DEBRY DISSPATOR
COBBLE FOOK DEBRY DISSPATOR
CAN TENT OF THE SET OF THE CONCRETE CONTOUR! EXISTING 100.46 DESIGN GRADE
DOWNSPOUT WIT
DIVERSION VALV DOWNSPOUT WITH SPLASHBLOCK DIVERSION VALVE

DIVERSION VALVE

EXTENDABLE BACKWATER VALVE
(SEE PROJECT NOTES)

DRAINAGE SWALE

EASEMENT UNE +101.70 DR (101.70) EXISTING FLEVATION --- EXISTING FENCE

EXISTING
EMERGENCY VEHICLE ACCESS EASEMENT
FACE OF CURB
FOUND EXISTING TREE TO REMAIN EXISTING TREE TO BE REMOVED STREETED AND THE PROPERTY OF THE PROPERTY

FOUND IRON PIPE AT PROPERTY CORNER FILTER FABRIC ROLLS GAS METER

88 GAS VALVE -0

GRADE TO ORAIN GUY POLE GUY WIRE ANCHOR H EXISTING FIRE HYDRANT HYDRANT: PROPOSED OR NEW

INLET 12"x12" GRATE OTHERWISE NOTED
JOINT POLE
LIGHTING

- IZ LIGHTING POLE OVERLAND FLOW DIRECTION PGE BOX [F/S] POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE

PRE HIDRANT
FROM LINE
GANAGE AND ELEVATION/GAS LINE
GANAGE AND ELEVATION/GAS LINE
GANAGE AND ELEVATION/GAS LINE
HOLD POINT
HIGH POINT
HOLD POIN (BMP) * PROJECT SITE RETAINING WALL

(TEL)

TOP OF FILL

TOP OF CUT

WELL

WATER METER

IB. GAS & ELECTRIC: PG&E

21. IF EXISTING WATER METER IS NOT BEING USED, IT SHALL BE REMOVED AND CAPPED AT MAIN

22. IF ENSTING INLETS ARE NOT BEING USED, THEY SHALL BE REMOVED AND CAPPED 23. REMOVE ALL EXISTING IMPROVEMENT WITHIN THE PROPERTY LIMITS

STATION SETTING STATION STATIAN STATION STATION STATION STATION STATION STATION STATION STATIA

SHEET INDEX:

SHEET C1: TITLE SHEET
SHEET C2: DEMOLITION PLAN
SHEET C3: PRE & POST DEVELOPMENT PLAN

SHEET CA: STORMWATER CONTROL PLAN

SHEET C5: GRADING AND DRAINAGE PLAN

SHEET CO: BUILDING CROSS SECTIONS & DETAILS SHEET C7: UTILITY PLAN SHEET CO: EROSION CONTROL PLAN

SHEET CO: EROSION CONTROL DETAILS SHEET CIO: BEST MANAGEMENT PRACTICES



T TOWNHOUSES STREET APN 104-12-026 STREET ST CHEENEY STOPE CHE APN 104-12-1 APN

HOUSES

1/23 0ATE DATE

CALE

\$270

SBE Santa Clara 31 62 San Jose, CA 5972 Frome (408) 306-7197 Frow (409) 583-4006

4

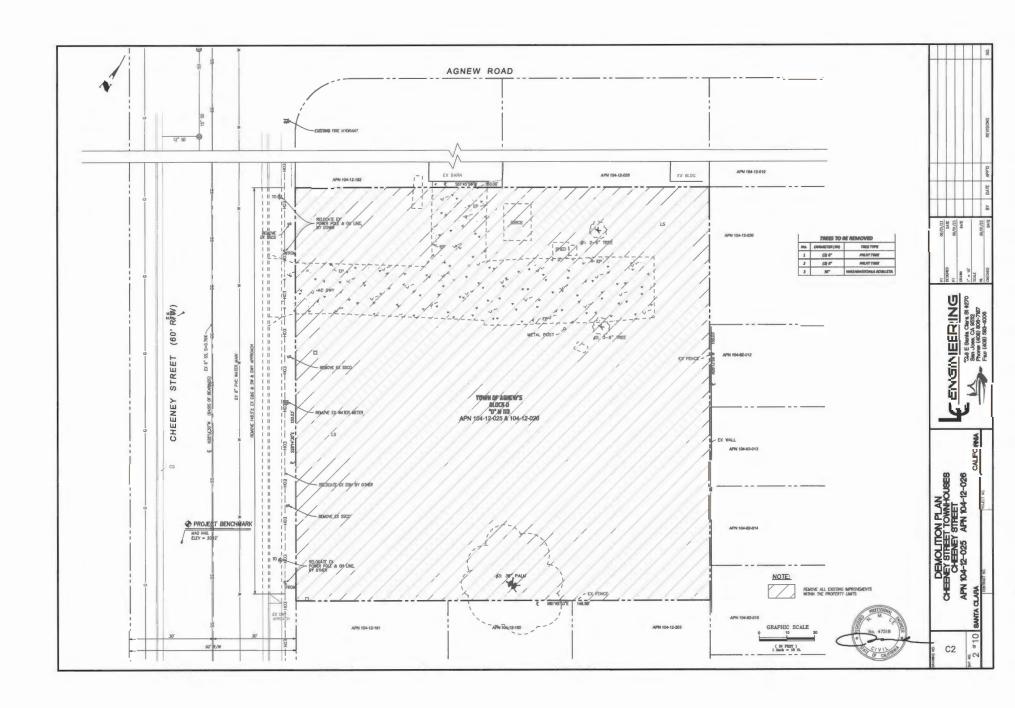
CALIFORNIA

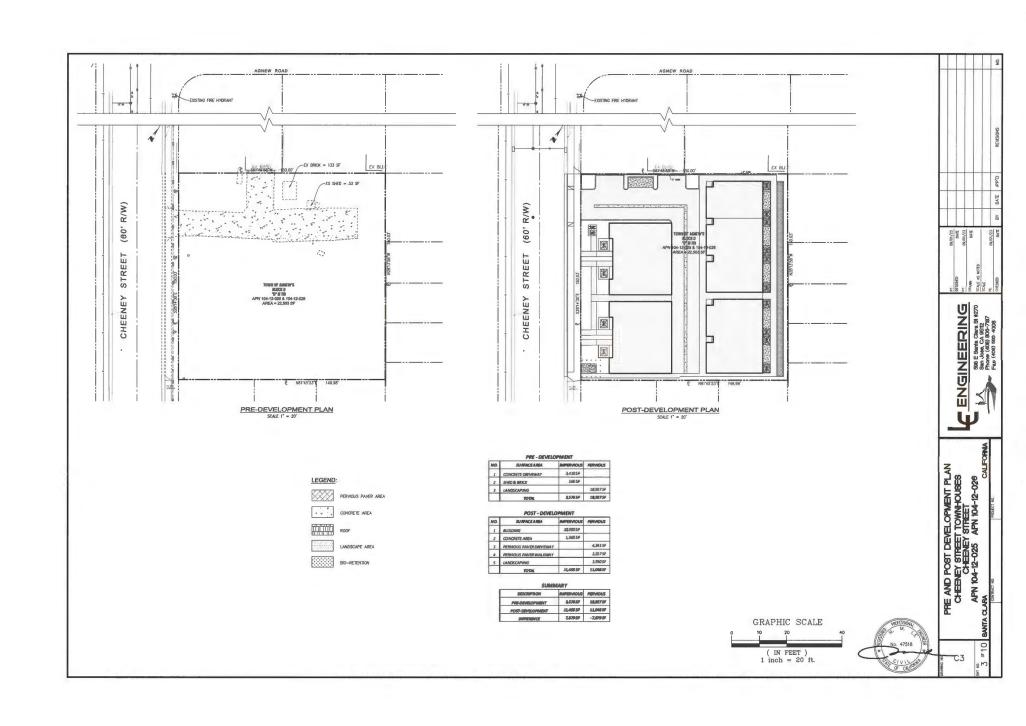
ENGIN

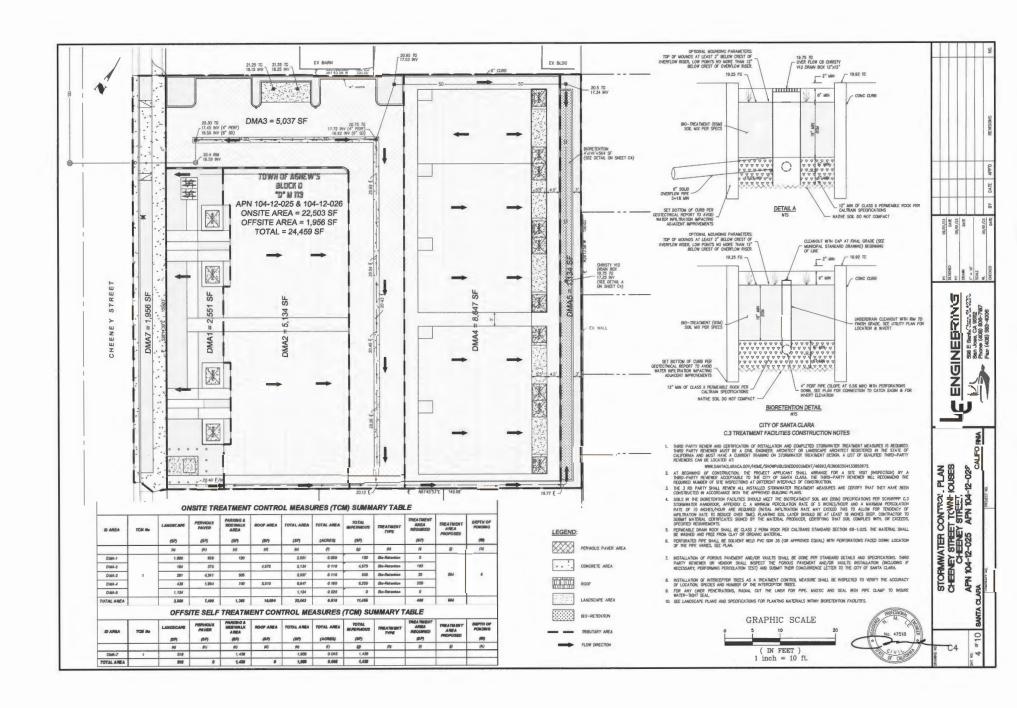
C1

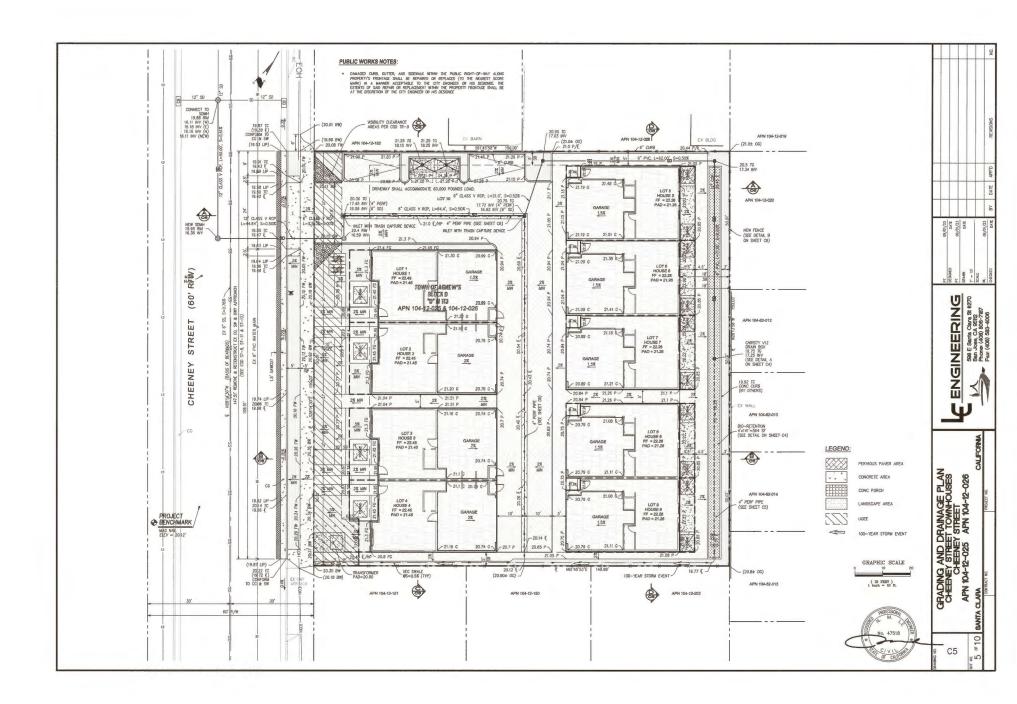
SANITARY SEWER CLEAN DUT MANHOLE SANITARY SEWER MANHOLE

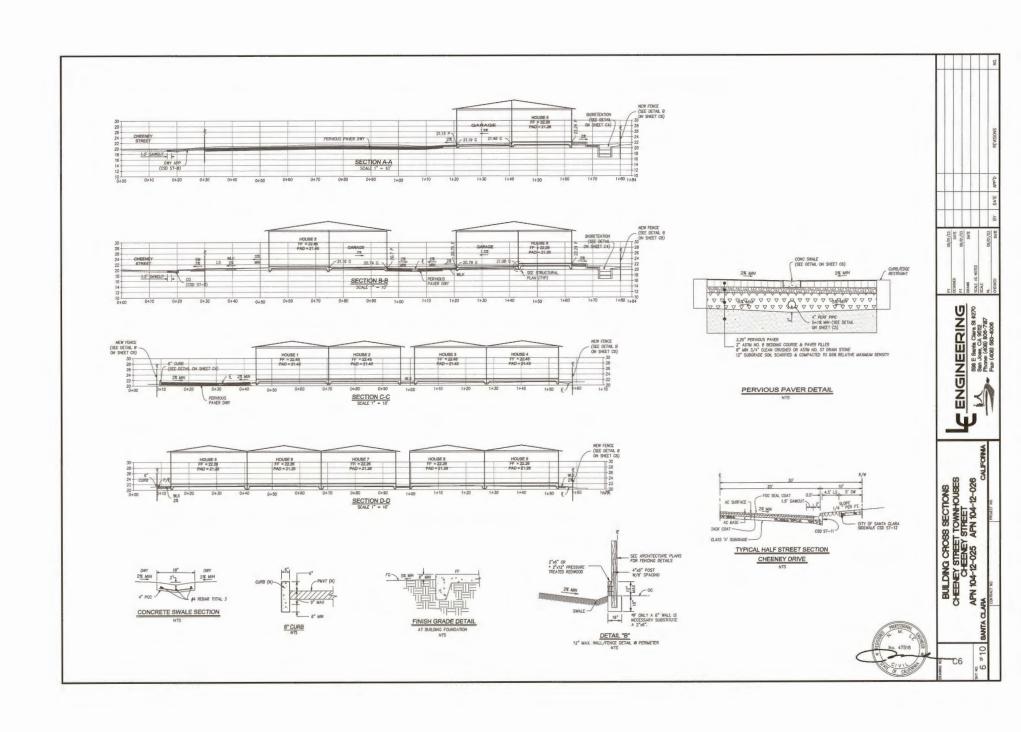
STORM DRAIN MANHOLE TELEPHONE BOX

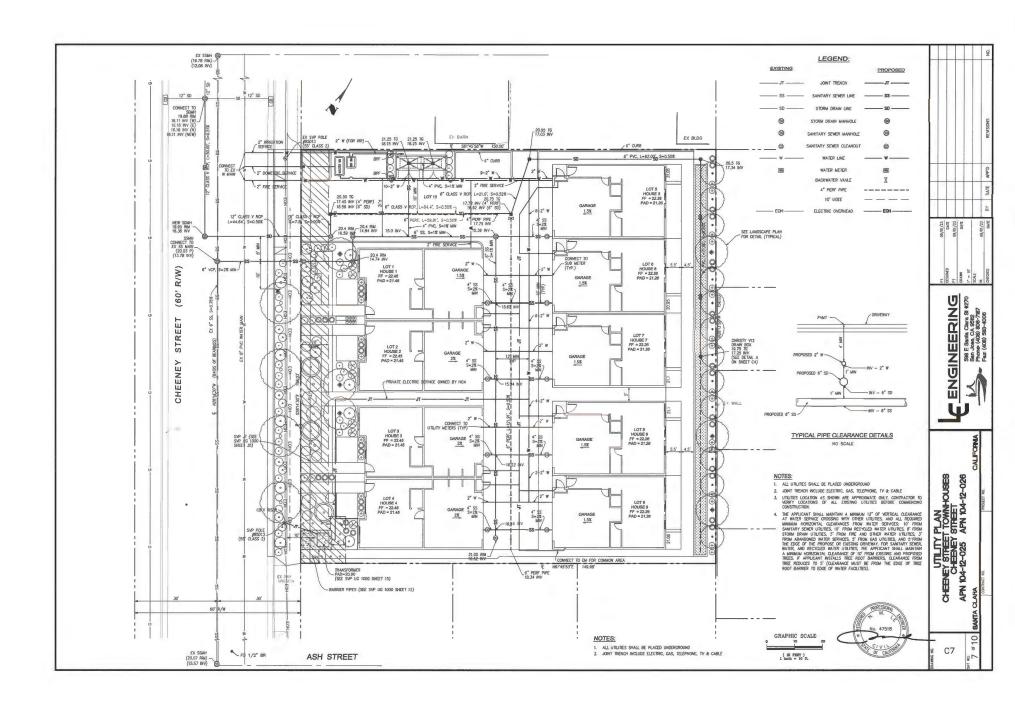


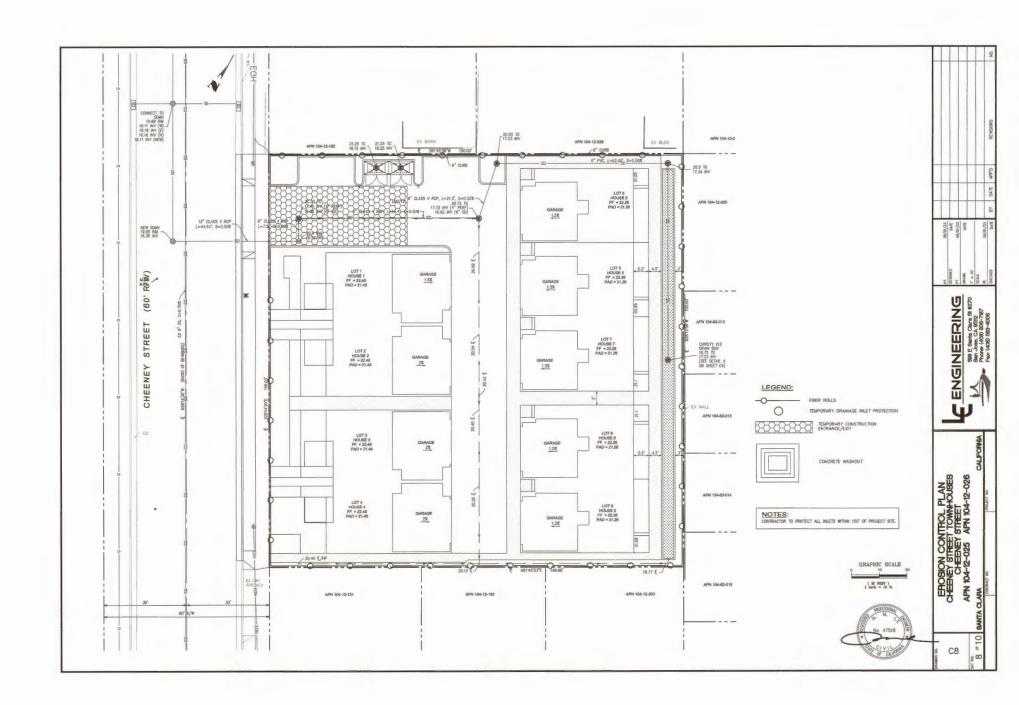


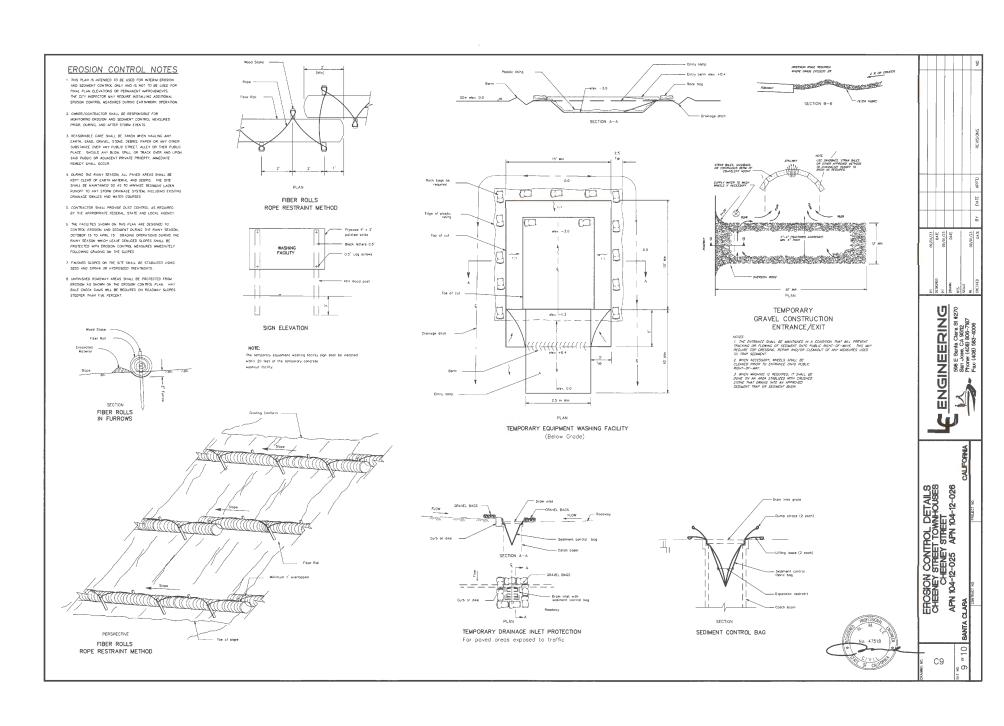












Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control
- ☐ Ensure dust control water doesn't leave site or discharge to storm

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 water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or 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.

Waste Management

- ☐ 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place nortable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water based paints, vehicle fluids, broken asphalt and concrete, wood, and
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site free of litter (e.g. lunch items, cigarette butts).
- ☐ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ 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 surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and
- cat litter) available at the construction site at all times. ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and renair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and
- dispose of cleanup materials properly. ☐ Use dry cleanup methods whenever possible (absorbent materials cat litter and/or raps)
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury
- 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 hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24

Earthmoving



Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary
- ☐ Keep excavated soil on site and transfer it to dumn trucks on site, not in the streets.

Contaminated Solls

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - . Ahandoned wells - Buried harrels, debris, or trash,
- ☐ If the above conditions are observed, document any signs of notential contamination and clearly mark them so they are not distrurbed by construction

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover
- ☐ Discontinue application of any crodible landscane material within 2 days before a forecast rain event or during wet weather.

Concrete Management



Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be numned and disnosed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

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, call your
- Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before harging 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 your local agency to determine whether the around water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work

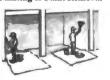


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- O Cover storm drain inlets and manholes when applying seal coat, slurry seal, for seal, or similar materials.
- ☐ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal Protect storm drain inlets during saw

- cutting. If saw cut slurry enters a catch basin,
- clean it up immediately. ☐ Shovel or vacuum saw cut slurry deposits
- and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all

Painting & Paint Removal



Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and excess liquids as hazardous waste
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and disnose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disnosed of as hazardous waste. Lead based paint temoval requires a state-



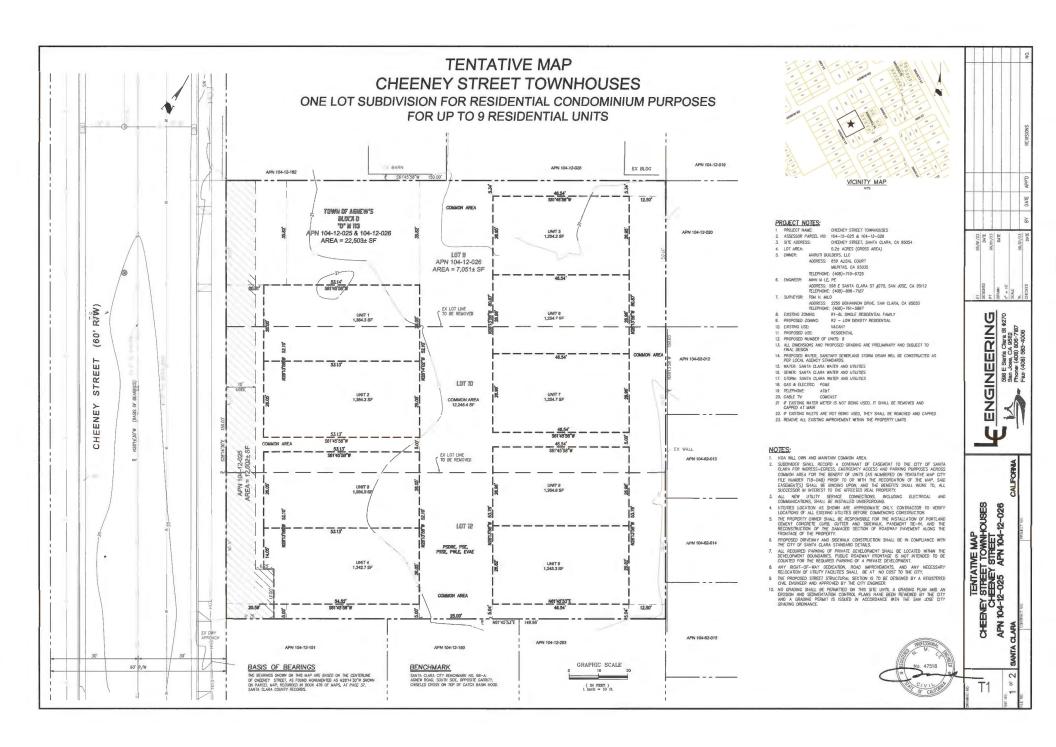
Storm drain polluters may be liable for fines of up to \$10,000 per day!

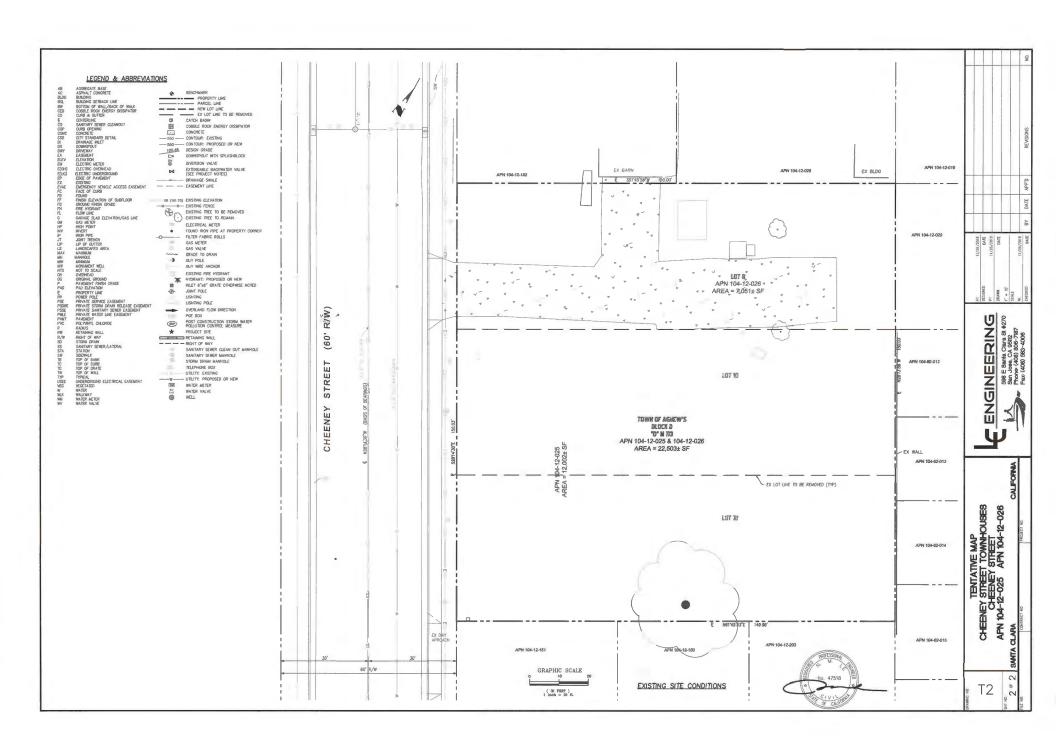


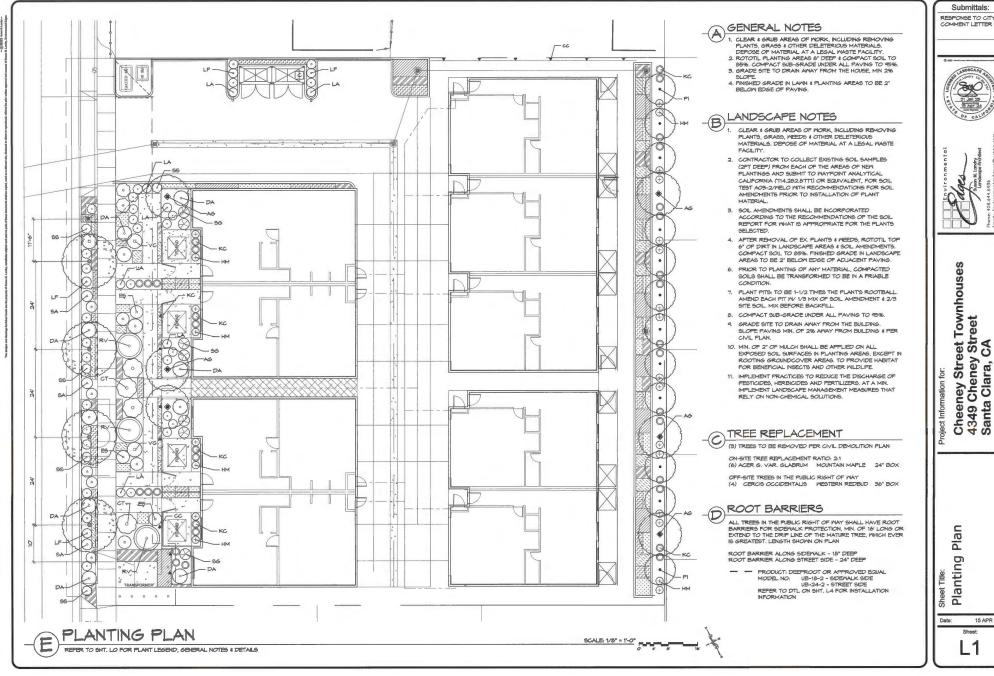
ERING ENGINE

CONSTRUCTION BEST MANAGEMENT PRACTICES
CHERNEY STREET TOWN-HOUSES
CHERNEY STREET
APN 104-12-025 APN 104-12-026

C10







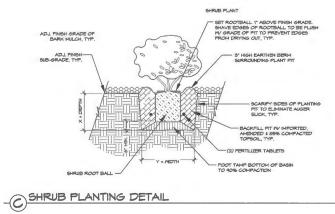
Submittals:

RESPONSE TO CITY COMMENT LETTER



15 APR 24

B GROUND COVER PLANTING DETAIL



PLANT LEGEND

SYM.	QTY.	ABR.	BOTANICAL	COMMON NAME	SIZE
) 4	co	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX
•) 3	AG	ACER G. VAR. GLABRUM	MOUNTAIN MAPLE	24" BOX
+	15	PI	PRUNUS ILICIFOLIA	HOLLEY LEAF CHERRY	15 GAL
0	2	СМ	CEANOTHUS MARITIMUS	MARITIME CEANOTHUS	1 GAL
\odot	4	CT	CEANOTHUS THYRSIFLORUS	CREEPING BLUEBLOSSOM	1 GAL
\odot	11	DA	DIPLACUS AURANTIACUS	BUSH MONKEY FLOWER	1 GAL
\odot	6	ES	ERIOPHYLLUM STAECHADIFOLIUM	SEASIDE MOOLLY SUNFLOWER	R 1 GAL
	93	KC	KECKIELLA CORYMBOSA	KECKIELLA	1 GAL
•	24	НМ	HEJCHERA MAXIMA	ALUM ROOT	1 GAL
\odot	8	LF	LEPECHINIA FRAGRANS	FRAGRANT PITCHER SAGE	5 GAL
\odot	21	LA	LUPINUS ALBIFRONS	SILVER LUPINE	5 GAL
\odot	3	RV	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1 GAL
\otimes	7	56	SALVIA 'GREEN CARPET'	GREEN CARPET SAGE	1 GAL
•	11	55	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL
\odot	8	SA	SALVIA APIANA	WHITE SAGE	5 GAL
•	3	VC	VENEGASIA CARPESIOIDES	CANYON SUNFLOWER	5 GAL

STORM WATER C.3 PLANT LIST

SYM.	ABR.	BOTANICAL NAME	COMMON NAME	SPACING
	CB	CAREX BARBARAE	VALLEY SEDGE	2' O.C.
	BG	BOUTELOUA G. BLONDE AMBITION	BLONDE AMBITION GRAMA	16" O.C.
3333	JP	JUNCUS PATENS	COMMON RUSH	16" O.C.
	MR	MUHLENBERGIA RIGENS	DEERGRASS	3º O.C.
7777	SB	SISYRINGHIUM BELLUM	BLUE-EYED GRASS	6" O.C.

PLANT LEGEND NOTES:

- THE PLANT QUANTITIES SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER THE QUANTITY LISTED IN THE PLANT LEGEND.
 PHANT SHOWN AND THE NOT TO SCALE AND MAY APPEAR SMALL THEN SHOWN IN ON PLAN.
 REPER TO DTIL 15-2, SHT, L4 FOR TIREE PLANTINGS, DTIL, C, THIS SHT, FOR SHRUBS PLANTINGS 4
 DTIL, B, THIS SHT, FOR GROWN COVER PLANTINGS.

Submittals:

RESPONSE TO CITY COMMENT LETTER





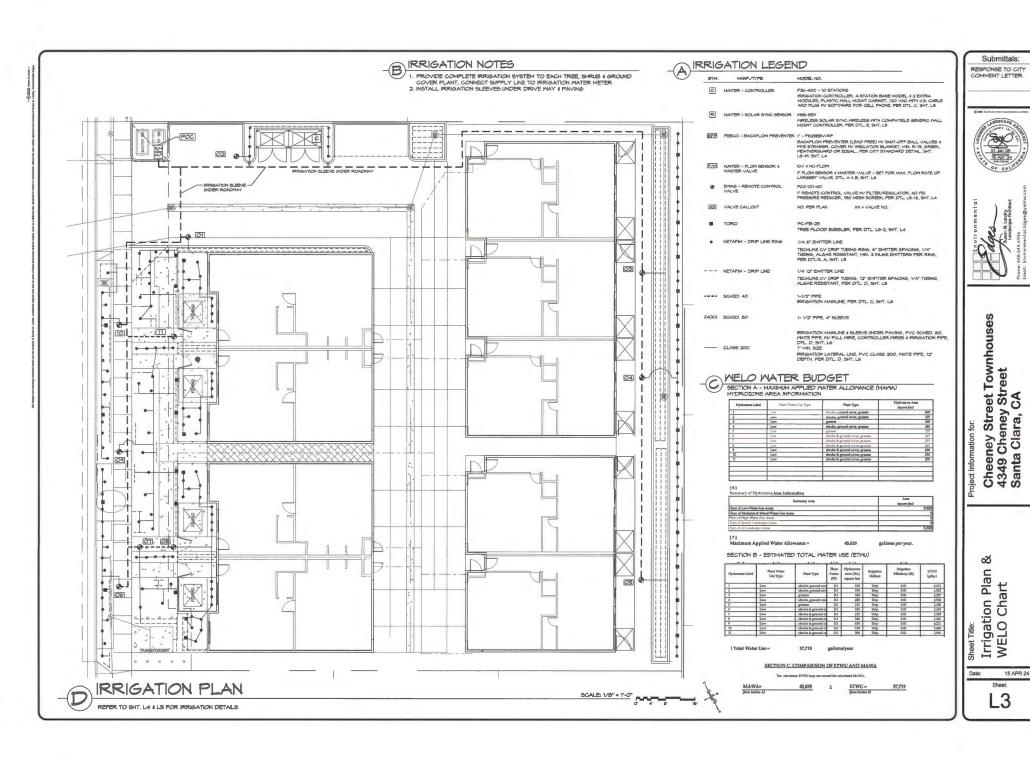
Cheeney Street Townhouses 4349 Cheney Street Santa Clara, CA

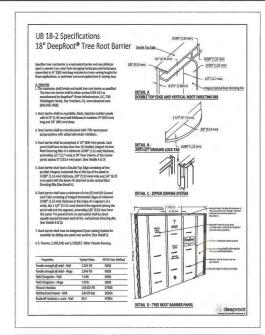
Project Information for

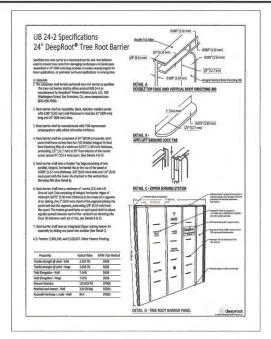
Plant Legend & Planting Details

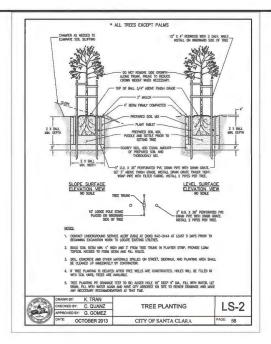
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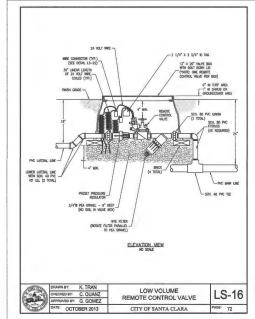
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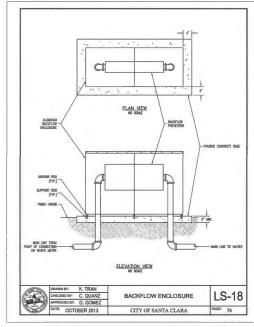


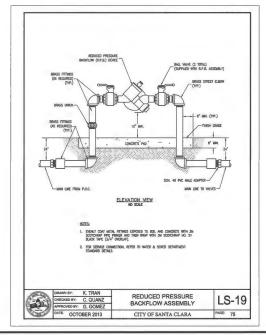






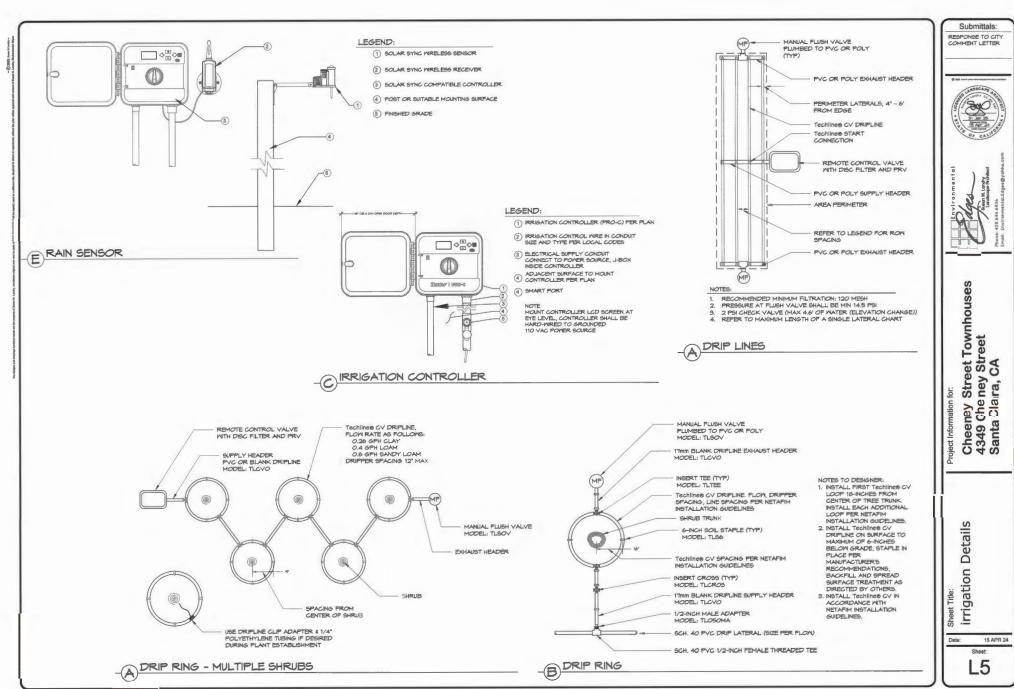


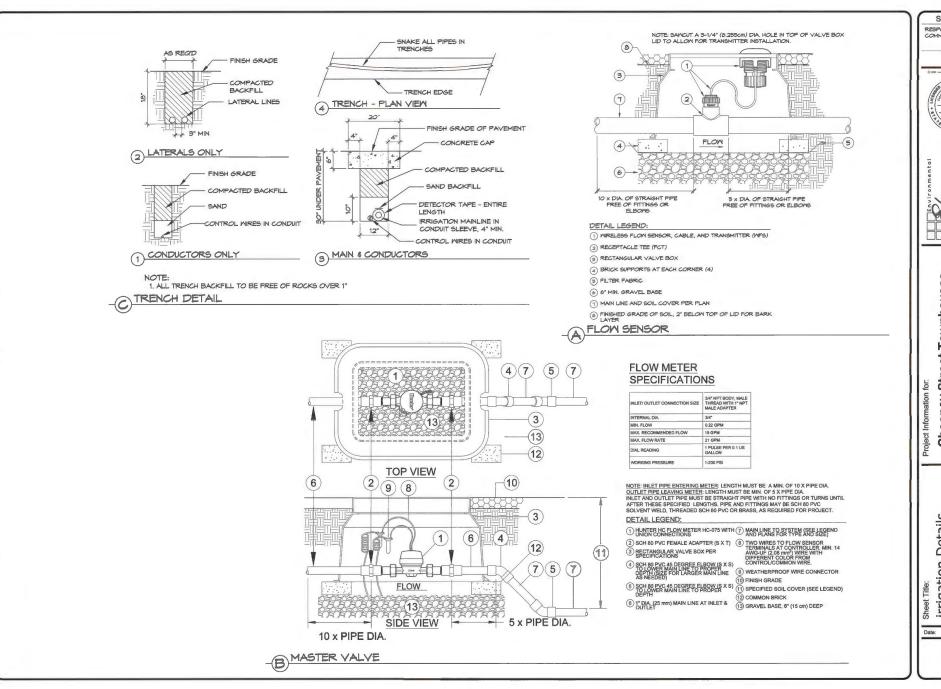






L4





RESPONSE TO CITY COMMENT LETTER



Cheeney Street Townhouses 4349 Cheney Street Santa Clara, CA

Details irrigation

> 15 APR 24 Sheet

> > L6

JUNCUS PATENS COMMON RUSH





ALUM ROOT



MARITIME CEANOTHUS



CERCIS OCCIDENTALIS
WESTERN REDBUD



MUHLENBERGIA RIGENS DEERGRASS



SALVIA APIANA WHITE SAGE



LEPECHINIA FRAGRANS FRAGRANT PITCHER SAGE





DIPLACUS AURANTIACUS



ACER G. VAR. GLABRUM MOUNTAIN MAPLE



SISYRINCHIUM BELLUM BLUE-EYED GRASS



VENEGASIA CARPESIOIDES CANYON SUNFLOWER

CAREX BARBARAE

VALLEY SEDGE

BOUTELOUA BLONDE AMBITION

BLONDE AMBITION GRAMA



LUPINUS ALBIFRONS

RIBES VIBURNIFOLIUM CATALINA CURRANT



SALVIA 'GREEN CARPET' GREEN CARPET SAGE



SEASIDE WOOLLY SUNFLOWER



KECKIELLA CORYMBOSA



PRUNUS ILICIFOLIA HOLLY LEAF CHERRY

Cheeney Street Townhouses 4349 Cheney Street Santa Clara, CA

Submittals: RESPONSE TO CITY COMMENT LETTER

Plant Material

15 APR 24











BUSH MONKEY FLOWER



ERIOPHYLLUM STAECHADIFOLIUM



KECKIELLA



City of Santa Clara

1500 Warburton Avenue Santa Clara, CA 95050 santaclaraca.gov @SantaClaraCity

Agenda Report

25-849 Agenda Date: 8/20/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Action on the Architectural Review (PLN25-00262) for a 555 Square Foot First Floor Addition to an Existing One-Story Residence and the Enclosure and Expansion of the Existing Carport to Create a New 435 Square Foot Two-Car Garage, Resulting in a 2,454 Square Foot Residence with Four Bedrooms Located at 3015 Machado Ave.

File No.: PLN25-00262

Location: 3015 Machado Ave a 6,623 square foot property located on the northwest corner of

Machado Avenue and Monroe Street.

Applicant: Tinh Huynh Owner(s): Calvin Lee

Request: Architectural Review for a 555 square foot rear and side expansion to the existing

home, new 435 square foot garage replacing the existing carport, and a new front entry

feature oriented toward Monroe Street.

PROJECT DATA

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

POINTS FOR CONSIDERATION

- The project site is located in a single-family neighborhood with houses that are predominantly single-story ranch style. See Vicinity Map in Attachment 1.
- The site is currently a one-story 1,464 square foot residence with a 401 square foot carport and two accessory structures that are to be removed.
- The project proposal is for demolition of the existing 1,464 square foot single-family residence with a carport and the construction of a 2,454 square-foot four-bedroom and three-bathroom one-story residence, with a 435 square foot two-car garage.
- The residence is designed as a contemporary one-story with stucco and shingled hip-style roof.
- The project is considered a demolition because more than fifty percent of the exterior walls will be removed or enclosed. Per the Santa Clara City Code 18.120(D)(7), the request to demolish an existing single-family home requires Architectural Review approval through a Development Review Hearing.
- The project proposal is for a 555 square-foot first floor addition to an existing one-story residence and the enclosure and expansion of the existing carport to create a new 435 square-foot two-car garage, resulting in a 2,454 square-foot residence with four bedrooms.
- 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:
 - o The front of the house is oriented toward Monroe Street, with the architectural design

- emphasizing the prominent entry feature facing the street.
- The architectural features of the proposed design include stucco siding, prominent front entryway, and hip-style roof, which are common to the material and form along Machado Avenue.
- 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.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:
 - The proposal provides the required two covered parking spaces within the proposed two-car garage.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
 - The proposed project provides areas surfaced with all-weather materials for parking vehicles.
- 2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:
 - The proposed residence would not create traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed single-story addition, and the use will not create a substantive increase in traffic.
- 3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:
 - Architectural features of the proposed design area are true to the architectural form and appropriate for the neighborhood. Surrounding properties are one to two story homes with mixed architectural styles. The applicant has proposed stucco siding, a hipped shingle-roof, enclosed garage, and new entry porch.
 - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.
- 4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.

25-849 Agenda Date: 8/20/2025

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The proposed project is consistent with the City's Single-Family Design Guidelines (2014):
 - The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent corner properties.

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 15303 (Class 3 - New Construction or Conversion of Small Structures), in that the proposed project is for the construction of a new single-family residence on a vacant lot, which meets Class 3 exemption requirements.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing 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 August 7, 2025. As of the writing of this report, planning staff has not received public comments for this application.

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 a 555 Square Foot First Floor Addition to an Existing One-Story Residence and the Enclosure and Expansion of the Existing Carport to Create a New 435 Square Foot Two-Car Garage, Resulting in a 2,454 Square Foot Residence With Four Bedrooms Located at 3015 Machado Avenue, subject to the findings and conditions of approval.

Prepared by: Summer Foss, Assistant Planner, Community Development Department Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

- 1. Vicinity Map
- Project Data and Compliance Table

Agenda Date: 8/20/2025 25-849

- Conditions of Approval Development Plans 3.
- 4.



Zoning Map for- 3015 Machado Avenue









Notes

PLN25-00262

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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.

Attachment 2: Project Data/Compliance

Project Address: 3015 Machado Avenue Zoning: R1-6L Project Number: PLN25-00262

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,623	6,623	6,000	Y
Building Square Footage (SI	=)			
1 st Floor:	1,464	2,019		
Accessory Building:	401 ¹	435	600 SF max	
Workshop/ Storage	491	NA		
Porch/Patio:	0	65		
Total:	2,356	2,454		
Floor Area Ratio:	36.17%	37.95%		
Building Coverage (%)				
Building Coverage (All):	36.17%	37.95%	40% max	Y
Rear Yard Accessory Building Coverage:	7.54%	NA	40% max	Y
Main Building Setbacks (FT)				
Front:	26'	24'-5"	20'	Y
Left Side:	5'-4"	5'-4"	5'	Y
Side, Corner:	16'-11"	10'-11"	10'	Y
Rear:	32'	23'-6"	20'	Y
Accessory Building Setback	s (FT)			
Side (left):	Workshop: 5' Shed: 7'	NA	3'	Y
Side, Corner:	Shed: 6'-7"	NA	10'	Y
Rear:	Workshop: 11'- 6"	NA	5'	Y
From main building:	Workshop: 6' Shed: 7'	NA	6'	Y
Height (FT)				
Main building:	14'-8"	14'-8"	25'	Y
# of Bedrooms/Bathrooms:	4/2	4/3		
Parking:				
Is the site Gov. Code 65863.2	2 (AB 2097) eligib	le?		N
Off-street	2	2	2	Y
Common Living Area (SFR)	663	932	Min 25%	Y

^{1.} Carport

Conditions of Architectural Review Approval

PLN25-00262 / 3015 Machado Avenue

Architectural Review for a 555 Square Foot First Floor Addition to an Existing One-Story Residence and the Enclosure and Expansion of the Existing Carport to Create a New 435 Square Foot Two-Car Garage, resulting in a 2,454 Square Foot Residence with Four Bedrooms Located at 3015 Machado Ave

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 August 27, 2027
- 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.

Meeting Date: August 20, 2025 Page 1

- 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)

Meeting Date: August 20, 2025 Page 2

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:	

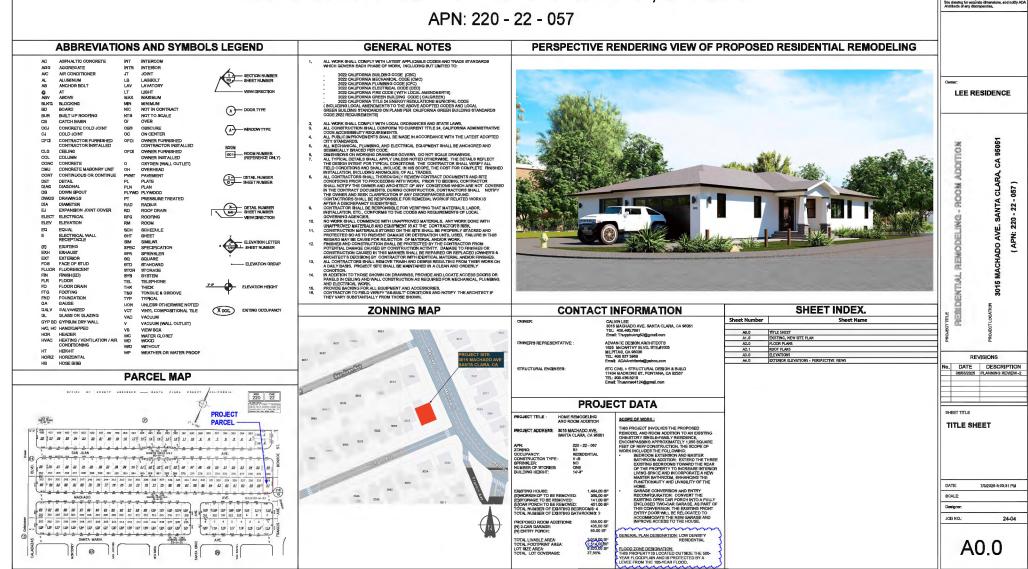
Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

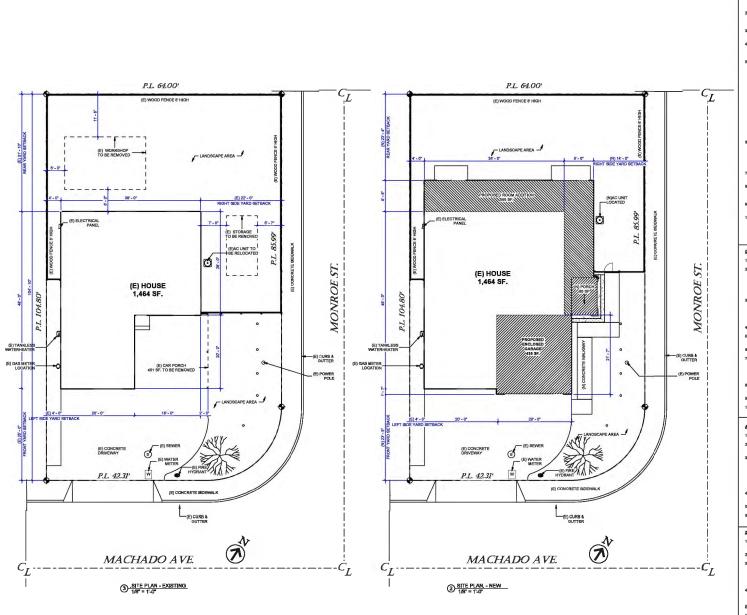
Meeting Date: August 20, 2025 Page 3

RESIDENTIAL REMODELING & ROOM ADDITION

(LEE RESIDENCE)

3015 MACHADO AVE. SANTA CLARA, CA 95051





GENERAL NOTES

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Tel: 408 857 3969

Email: ADAArchitects@yaho

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LEE RESIDENCE

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ROOM

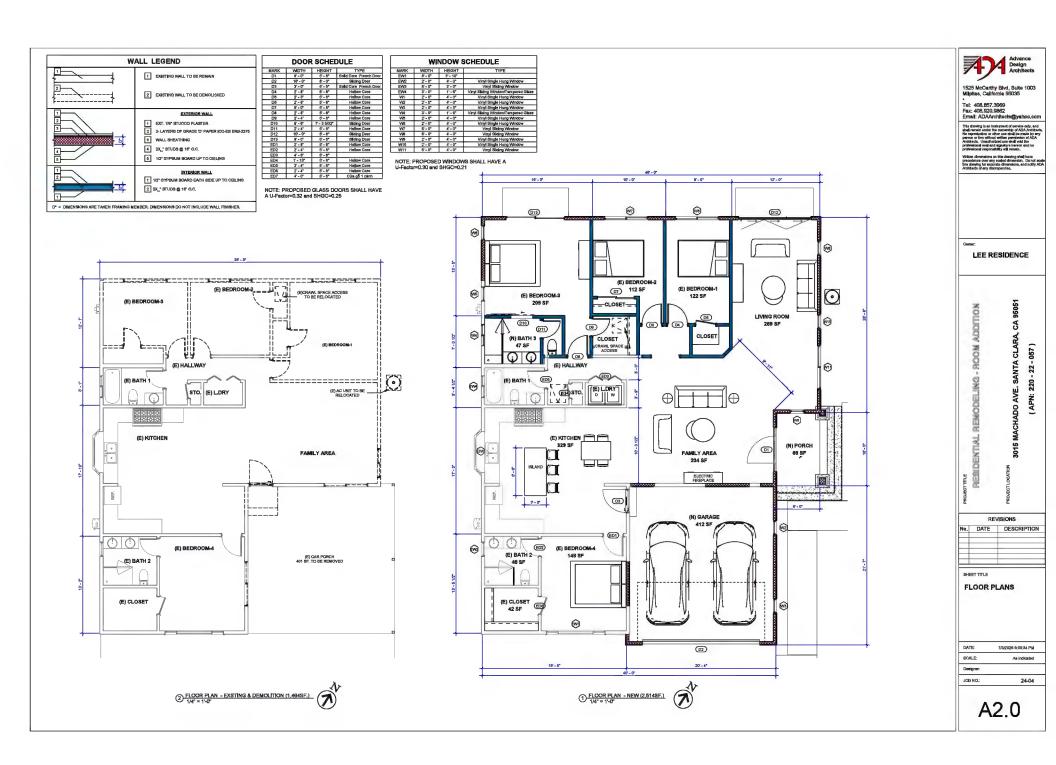
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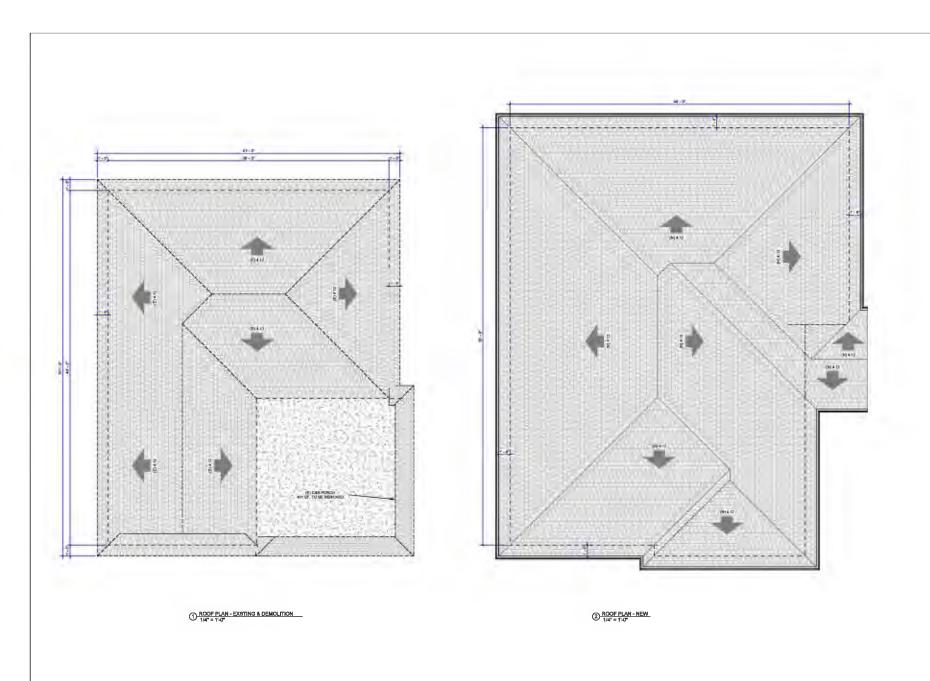
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Advance Dealgn Architects

Milpites, California 95035

Fax: 408,920,9862 Email: ADAArchitects@yahoo.c

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Owner:

LEE RESIDENCE

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3015 MACHADO AVE, SANTA CLARA, CA 95051
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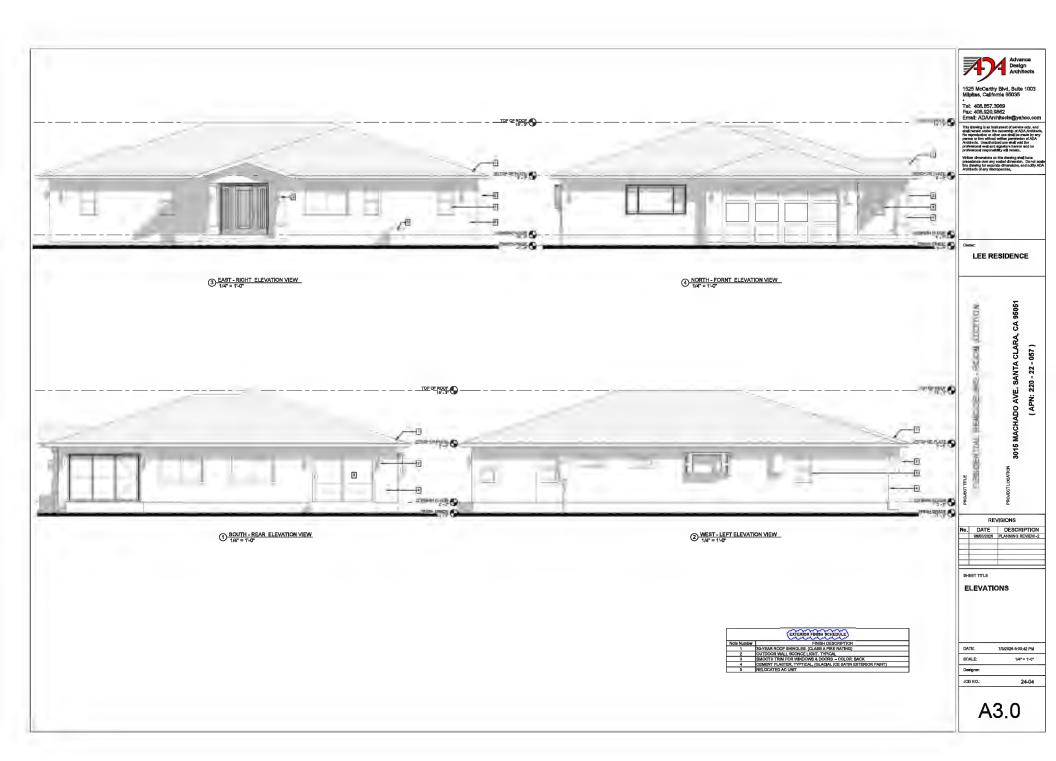
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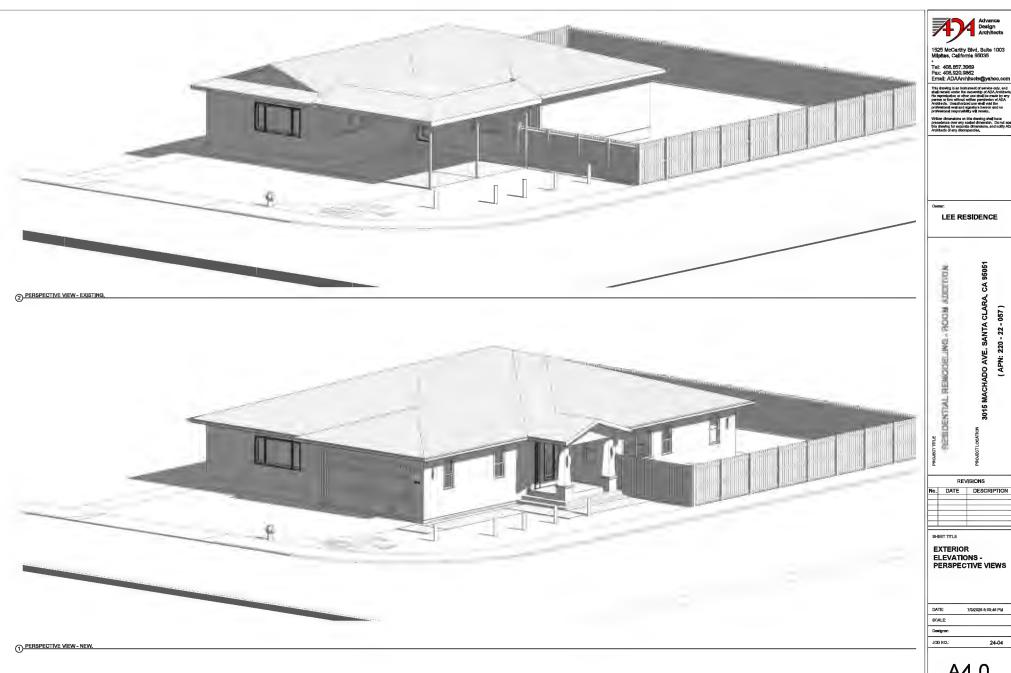
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ROOF PLANS

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	JOB NO.:	24-04

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City of Santa Clara

1500 Warburton Avenue Santa Clara, CA 95050 santaclaraca.gov @SantaClaraCity

Agenda Report

25-862 Agenda Date: 8/20/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Action on the Significant Property Alteration / Architectural Review (PLN25-00300) for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street.

File No.: PLN25-00300

Location: 4120 Bassett Street, a 7,504 Square Foot Lot Located about 50 Feet North from the

Corner of Beech Street and Bassett Street

Applicant: Otoniel Rojas Campos

Owner(s): Jeffery Jaurigui

Request: Significant Property Alteration and Architectural Review for a Proposed 411 square

foot addition, 526 square foot attic addition/remodel, interior remodel, and

conversion/addition to existing basement to create an 818 square foot Accessory Dwelling Unit (ADU), to create a four-bedroom, three-bathroom residence with a 401 square foot detached garage and Accessory Dwelling Unit (ADU) for a property on the

City's Historic Resource Inventory (HRI).

PROJECT DATA

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

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences and five other Historic Resource Inventory (HRI) properties on the block. See Vicinity Map in Attachment 1.
- The property is listed on the City's HRI and was constructed in 1905. The site includes an
 existing single-family residence, partial subgrade basement with unconditioned space, and a
 401 square-foot detached garage at the rear of the residence.
- The project proposes to expand and convert the basement into an accessory dwelling unit (ADU); remodel and expand the main floor at the rear of the structure; condition and expand the attic; demolish the non-historic rear patio and stairway to construct a more appropriate outdoor deck; and replace the concrete front stairs with wood stairs to compliment the home's architecture.
- A similar request went through the Significant Alterations / Architectural Review process in 2023, and the project was approved. Due to unforeseen economic and personal circumstances, the project was unable to commence prior to the two-year expiration of the approval. The applicant reapplied for approval with the same development plans and intends to start the project when/if approvals are granted.

25-862 Agenda Date: 8/20/2025

• The project went before the Historic and Landmarks Commission (HLC) on August 7th, 2025, in accordance with Historic Preservation Ordinance (Santa Clara City Code 18.130.050), which requires any project determined to be considered a major alteration to an HRI property, shall first receive a recommendation from the HLC. The HLC voted 6-0-1 to recommend approval of the project in that the project met the Secretary of the Interior Standards for rehabilitation and alterations. The staff report from the HLC meeting is available (Attachment 6), there was one excused absence at the meeting.

- The proposed project is the combination of restoration and rehabilitation of a historic residence involving interior and exterior alterations and new construction to provide additional living area and functional use of the home. The project retains the historic residential use of the property. Currently both the attic area and the basement area are unconditioned space. The applicant will make both the basement and attic into conditioned space; however, the attic will not have the ceiling clearance (seven feet per California Building Code) to be considered habitable space.
 - The proposed rear living area additions, attic roof plane extension, and dormers are distinct from the original structure and are compatible with the size, scale, and massing of the historic architecture.
 - The project includes some removal and relocation of existing windows, material salvaging, a new angled bay window on the southside, a new stairwell entry to the ADU, and new attic dormers.
- A Historic Resources Design Review and a Department of Parks and Recreation (DPR) Form 523 were completed by Lorie Garcia of Beyond Buildings. The purpose of the review was to evaluate whether the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation. The analysis concludes that the project at 4120 Bassett Street appears to support an efficient contemporary use while preserving the character-defining features of the historic Neoclassical Rowhouse.
- 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.

FINDINGS SUPPORTING STAFF'S RECOMMENDATION

Granting the Significant Property Alteration approval requires the following findings consistent with City Code Section 18.130.050(D):

- 1) The alterations shall be designed to the essential character, features, and defining elements that make the HRI property significant, in that:
 - The attic addition is proposed at a height lower than the ridge of existing roofline and includes a rear facing dormer with gable roof end and double hung windows, and composition shingle roof to match existing.
 - The additions, such as the angled bay window on the southside elevation, are compatible with Neoclassical Rowhouse architecture.
- 2) The project proposal shall not have a significant adverse effect on the integrity of the HRI property, in that:
 - The proposal includes selective removal and relocation of existing windows, removal and salvage of the original siding and trim for reuse elsewhere, addition of an angled bay window

on the main floor of the south/side elevation, and installation of new and preserved double hung windows across the building elevations.

- The proposed rear entranceway and stairs are proposed along the rear elevation and would not be visible from the street frontage nor impact the historic integrity of the original building architecture.
- 3) The alterations must be compatible with the existing structure or district, in that:
 - Demolition of the exiting concrete stairs at the front of the home and construction of new terraced stoops in proportion to the original stairs are proposed using the exterior lap siding salvaged during construction of the rear additions and the angled bay window.
 - The proposed changes to the residence would maintain the historic residences' Neoclassical Rowhouse architecture.
- 4) The alterations must be consistent with the Secretary of the Interior's Treatment Standards, in that:
 - The project plans include a detailed historic preservation treatment plan on Sheet HP1.0 of the Development Plan to guide the property owner and contractor in the proper techniques for construction of the addition and alterations according to the Secretary of Interior Standards for Rehabilitation.

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:
 - The property maintains a two-car garage which will provides the Code required two covered parking spaces. Per Santa Clara City Code, each garage should maintain an unobstructed 20'x20' space for parking. As conditioned, the project would require that the garage be used for parking vehicles and not only for storage.
 - The proposed project provides areas surfaced with all-weather materials of parking vehicles, including two guest parking spaces.
- 2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:
 - The proposed project would create an ADU on the property and expand the main residence in such a way that would not create substantive traffic congestion or hazards.
 - Public streets, including Bassett Street, are adequate in size and design to serve the proposed residences, and the use will not create a substantive increase in traffic.
- 3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:
 - The attic addition is proposed at a height lower than the ridge of existing roofline and includes a rear facing dormer with gable roof end and double hung windows, and composition shingle roof to match existing. The changes would be reflective of similar alterations found throughout

25-862 Agenda Date: 8/20/2025

the neighborhood.

• The additions, such as the angled bay window on the southside elevation, are compatible with, and would maintain the historic residences' Neoclassical Rowhouse architecture

- 4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.
- 5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:
 - The proposed project is consistent with the surrounding character of the neighborhood by including such architectural elements as gabled roofs, dormers, and a mixture of materials that includes asphalt shingle roofing, salvaged historic siding, and salvaged windows.
 - The architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
 - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.

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) per CEQA Guidelines Exemption Sections 15301(e)(2)-Existing Facilities and 15331-Historical Resource Restoration / Rehabilitation, in that the project involves an addition and renovations of a historic single-family residence.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing 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 August 7, 2025. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Sections 15301(e)(2)-Existing Facilities and 15331-Historical Resource Restoration / Rehabilitation, and **Approve** the Significant Property Alteration / Architectural Review for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement

25-862 Agenda Date: 8/20/2025

Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street, subject to the findings and conditions of approval.

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development

Department

ATTACHMENTS

- 1. Vicinity Map
- 2. Project Data and Compliance Table
- 3. Conditions of Approval
- 4. Development Plans
- 5. Historic Resources Design Review and DBPR
- 6. HLC Staff Report August 7, 2025

City of Santa Clara Vicinity Map (Zoning) – 4120 Bassett Street Legend HO-RD City Limit Municipal Boundary Base Layers Site Addresses Single Utility R1-6L Air Parcels Land Parcels Land Parcels Right of Ways Common Areas PD

400

R2

200

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

R1-6L

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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.

Notes

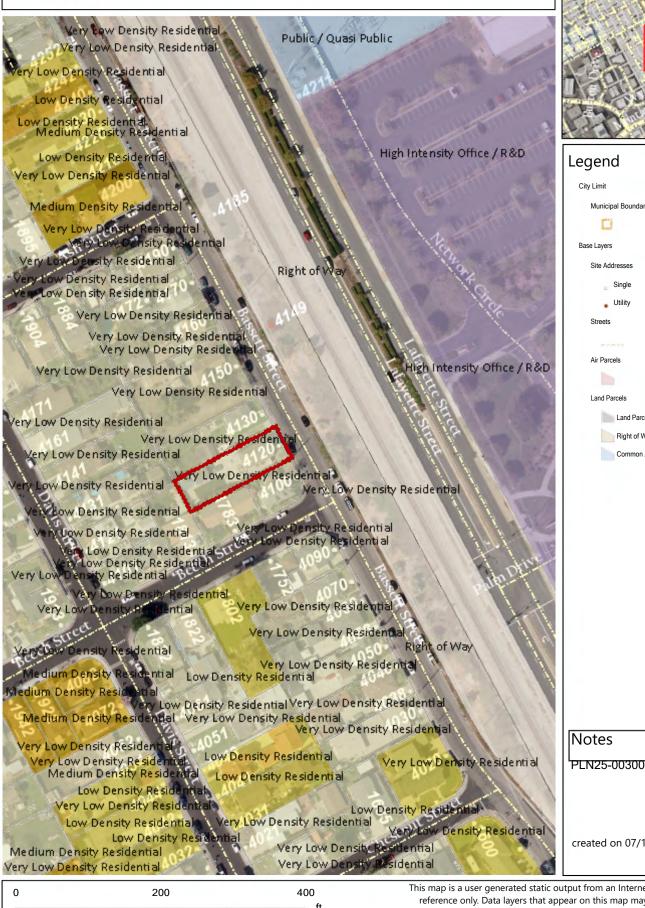
PLN25-00300

THIS MAP IS NOT TO BE USED FOR NAVIGATION

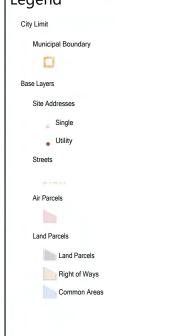
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Vicinity Map (General Plan) - 4120 Bassett Street









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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.

Attachment 2: Project Data/Compliance

Project Address: 4120 Bassett Street

Zoning: R1-6L

Standard Proposed **Existing** Requirement Complies? (Y/N) Lot Area (SF) (min): 7.504 6.000 7,504 **Building Square Footage (SF)** Main Floor: 1,047 1,489 539 678 Attic: (Unconditioned) (Conditioned) Basement: 1,029 935 (Unconditioned) (Conditioned) Garage: 401 No change **Accessory Building:** 124 Y Demolish Front Porch/Patio: 84 No change Υ **Rear Porch** n/a 90 Total: 1,725 2,607 --**Building Coverage (%) Building Coverage (All):** Y 22% 27.9% 40% max Rear Yard Accessory <40% No change Y 40% max **Building Coverage:** Main Building Setbacks (FT) Front (1st floor): N^1 10 No change 20 Left Side (1st floor): 12 No change 5 $\overline{\mathsf{Y}}$ Right Side (1st floor): 12 No change 5 Y Rear (1st floor): 90 65 20 Υ Accessory Building Setbacks (FT) Side (left): 28 No change 3 2'- 6" N^1 (right): Rear: 23 No change 5 Υ From main building: 26'-6" 6 Υ 50 Height (FT) Main building: 23'-11" $\overline{\mathsf{Y}}$ No change 25 # of 2/1 4/3 Bedrooms/Bathrooms: Parking: Is the site Gov. Code 65863.2 (AB 2097) eligible? Ν $\overline{\mathsf{Y}}$ Off-street 2 spaces No change 2 spaces Common Living Area Y >25% >25% Min 25% (SFR) Y Open Landscaped Area >35% No change Min 35% (Front):

Project Number: PLN25-00300

^{1.} Legal Non-conforming

Conditions of Significant Property Alteration Permit Approval

PLN25-00300 / 4120 Bassett Street

Significant Property Alteration / Architectural Review (PLN25-00300) for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence With Five Bathrooms Located at 4120 Bassett Street.

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 Director of Community Development or designee and all appeal periods have been exhausted. The expiration date is August 27, 2027.
- 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.

Meeting Date: 8/20/2025 Page 1

- 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)

Meeting Date: 8/20/2025 Page 2

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

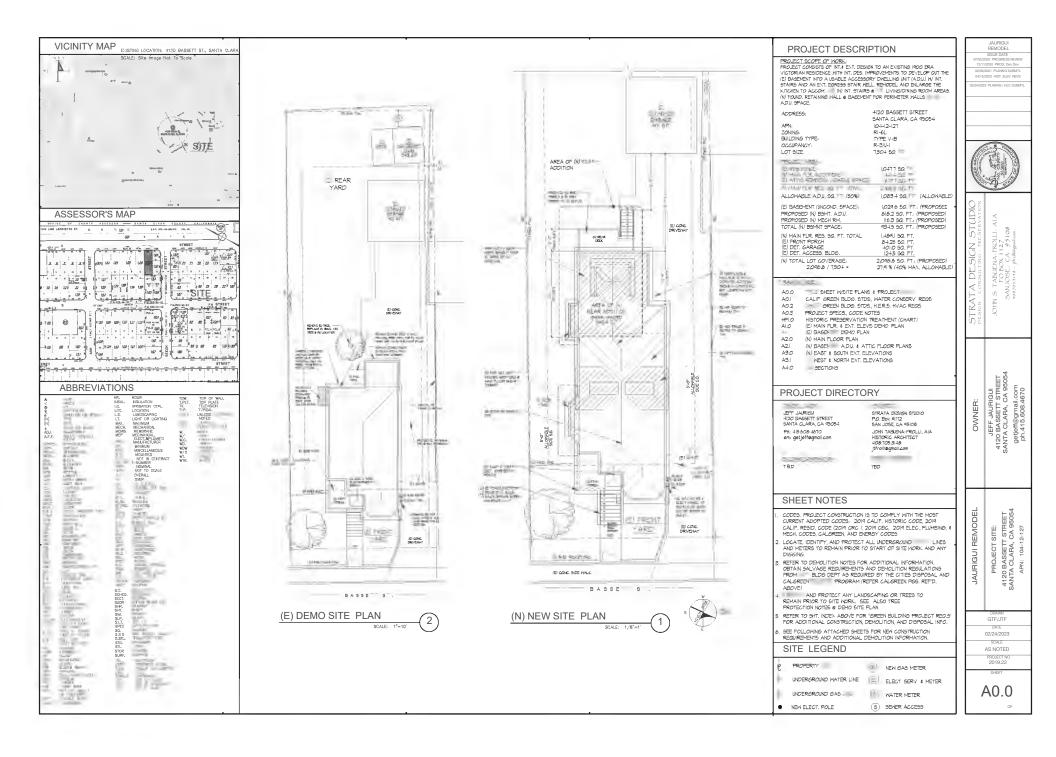
Permittee/Property Owner

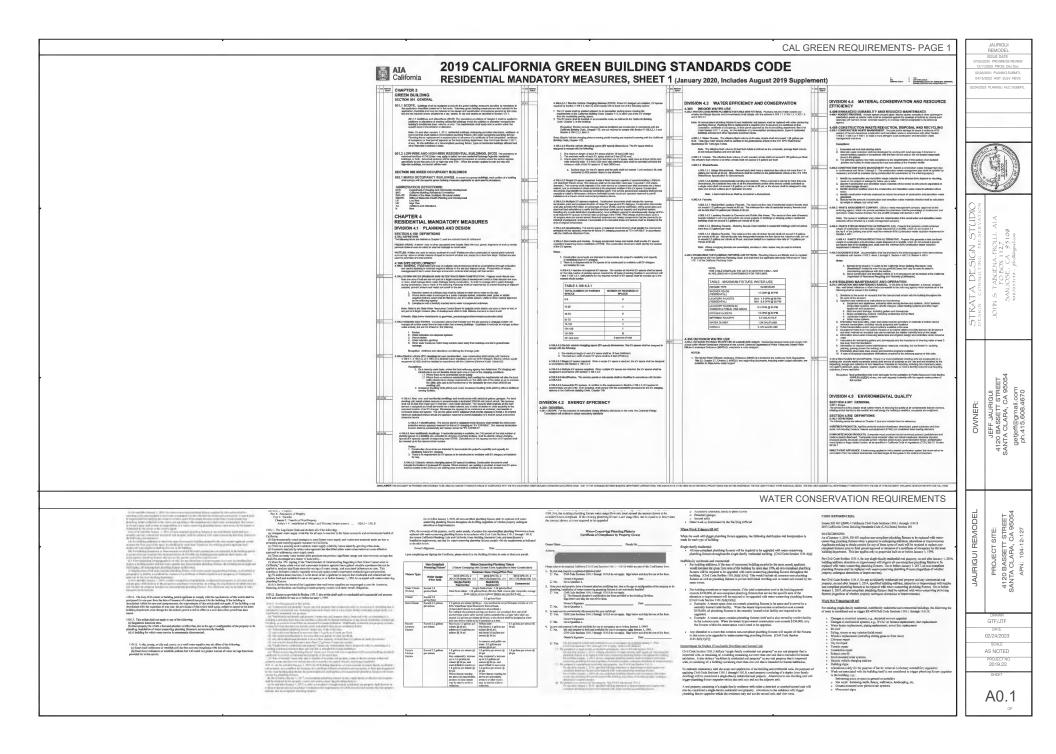
The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

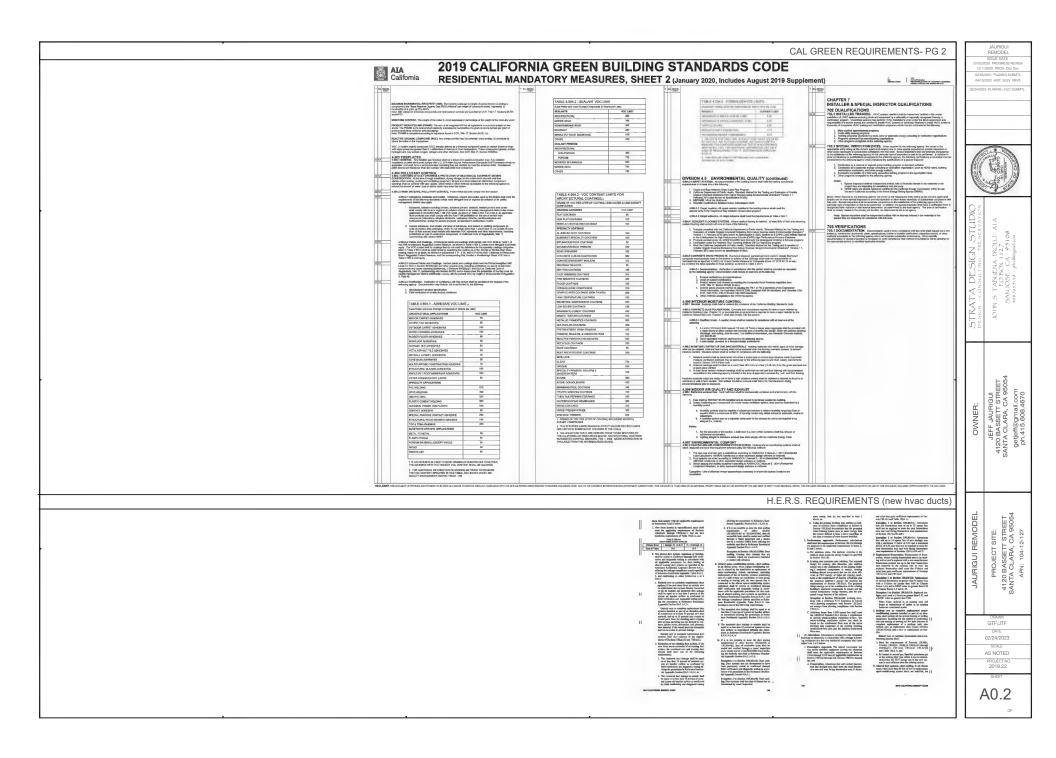
Signature:	
Printed Name:	
Relationship to Property:	
Date:	

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.

Meeting Date: 8/20/2025 Page 3







09-90-00 PAINTING
Contractor-shall comply with all federal, state and local codes and regulations regarding althorne
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floose, carpeting, etc.)
Exterior: All exterior trim shall be fully primed all six sides prior to installation.
Prime all new glutters and other new construction, and paint two additional casts on all sides of the house, new and NEW. Parting by include, but not be limited to: all subcoording, wood kim, guiters, window and doors trim where noted. Use water-deam-up ality-deased primer for use on redenoed as mandle by Zinsero or equal. Calvarized feathing and guiters, etc., shall be primed with panti satisfied.

09-90-00 CERAINC TILE
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68-30-01 TRAINTONAL WOOD WINDOWS

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General: All casework shall comply with Custom Grade, as defined by WIC, unless otherwise specified or allows on Drawings. Concased Solid Lumber. Any species containing no defects which materially affects described the proceded processor of the processor of the

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Avoid the use of exposed caulising joints as part of the finished appearance. All caulising materials unless otherwise approved by the architect shall be one component polyurethane non-staining, non-lessing, non-lessing, non-lessing, non-seasing primeriess in neutral or other color matching finish color. All filter material shall be non-oily non-staining back up (filter such as polyethylene foam rod, expanded polyurethane; or other filter completely compatible with the caulising material and adjacent construction materials. No silicon caulis may be used on building components of with man or glading or unless otherwise non-unless otherwise not unless ot Fortiflash, Mel-rol, or Bituthene.

PROJECT SPECIFICATIONS

PERMIT EXPIRATIONS: a.) Applications for which no permit is issued with 180 days following the date of application shall titically expire, per CRC R105.3.2. titically expire, per CRC R105.3.2.

automatically speep, per CIGN RIOS 3.2.

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NSURANCE: General contractor shall provide certificate of initiality insurance listing owner as consumant and proof workers' compensation insurance prior to commercing with work on the site. A part of the contract proposal the Contractor shall state the amount of coverage that is available to their part of the contract agreement. Little light and workers of the contract agreement of all sorters is to be maintain during the length of the project. Content contractor to be repossable for ensuring that all workers to see and subcontractors and on the project are convered by insurance and/or maintain failability and workers' compensation insurance at the time of their work.

dentified as such by the contractor shall be reported at once to the architect who will review the circumstances and prepare a response. The architect will furnish additional claimfication, detail of or specifications when required to properly execute the work. Any work undertaken prior to receisuch clarification, changes and/or addends shall be at the contractor's risk and shall be replaced or adjusted without expense to the owner if found to be inconsistent with intent of the project's scope of

work. TEMPORARY FACILITIES: Provide portable sanitary toilet, electric power pole, lighting, security fencing, and/or other temp, facilities as regid to execute the work with out having to utilize the own facilities, unless otherwised arranged for in the construction agreement with the owner. Coordinate owner the placement and location of facilities to have the least impact on owner's use of the prope

02-10-00 CLEARING & EXCAVATION WORK

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05-50-00 FRAMING HARDWARE & METAL FABRICATIONS

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06-10-00 ROUGH CARPENTY:

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SECTION OF 13 OO. DEDWOOD LUMBER AND TIMBERS

properly prepared. If substrate preparation is the seponsibility of another installer, notify Architect of unsatisfactory preparation before proceeding. Clea surfaces thoroughly prior to installation. Prepare surfaces using the methods recommended by the sufaces throughly prior to installation. Prepare surfaces using the methods recommended by the manufacture for a charging the best result to be substate under the project condition. Install in accordance with manufacturer's instructions. Finish products in accordance with manufacturer's instruction. Use of prior prosine resistant features. Acceptable are settless seled or hocklopped galavancer and assistant and a settle properties of the properties of the prior to the properties of the properties of the product of the product of the product is acceptable and the products surface than 1/2 and not manufacturer's than 1/2 and 1/2 a on of project. Touch up, repair or replace damaged products before Substantial Completion

Provide all materials and installation mocessary to provide custom paint or stain space casework, severely, and accessories, as shorten, counterloops, and accessories, as shorten and detailed on the Dansings and sepacified herein. Casework shall be designed, fabricated and installed to meet the quality standards established in the Casework shall be of the provided overhead work is complete in the spaces to receive casework. Protect finished surfaces form soling and damage during handling and installation. Rose powered with polythree film or other protections of the surface of

CODE NOTES- CONT'D

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- P-3 MAXIMUM HOT WATER TEMPERATURE @ SHOWER LIMITED TO 120° BY A DEVICE THAT IS IN ACCORDANCE W/ CPC 408.3.
- P-4 SHOWERS SHALL HAVE A MIN. AREA OF 1024 SQ. IN. AND HAVE A MIN FIN. DIM OF 30° CLR. IN ANY DIRECTION. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22° UNDOSTRUCTED OPENING FOR EGRESS. (CPC 40.8.6)
- P-S VERIFY (E) WATER LINE SIZING REQ.MITS WITH (N) PLUMBING FIXTIRE LOAD, IF REO'D. PROVIDE (N) SUBAREA OR UNDERGROUND WATER PIPE, CONFIRM (N)P-O.E. AND INSTALL (N) SHUT-OFF VALVE PER CPC 606, TVP.
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 - PROVIDE TAMPER PROOF, ARC-FAULT CIRCUIT INTERRUPTER(AFCI) OUTLETS
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 PROTECTION AT NEW NIT. & BATH LOCATIONS. AFCI'S SHALL BE LISTED TO
 PROTECT THE ENTIRE BRANCH CIRCUIT PER CEC 210.8(A).

CONTID



JEFF JAURIGUI 4120 BASSETT STREET SANTA CLARA, CA 95054 getjeff@gmail.con ph.415.608.4670

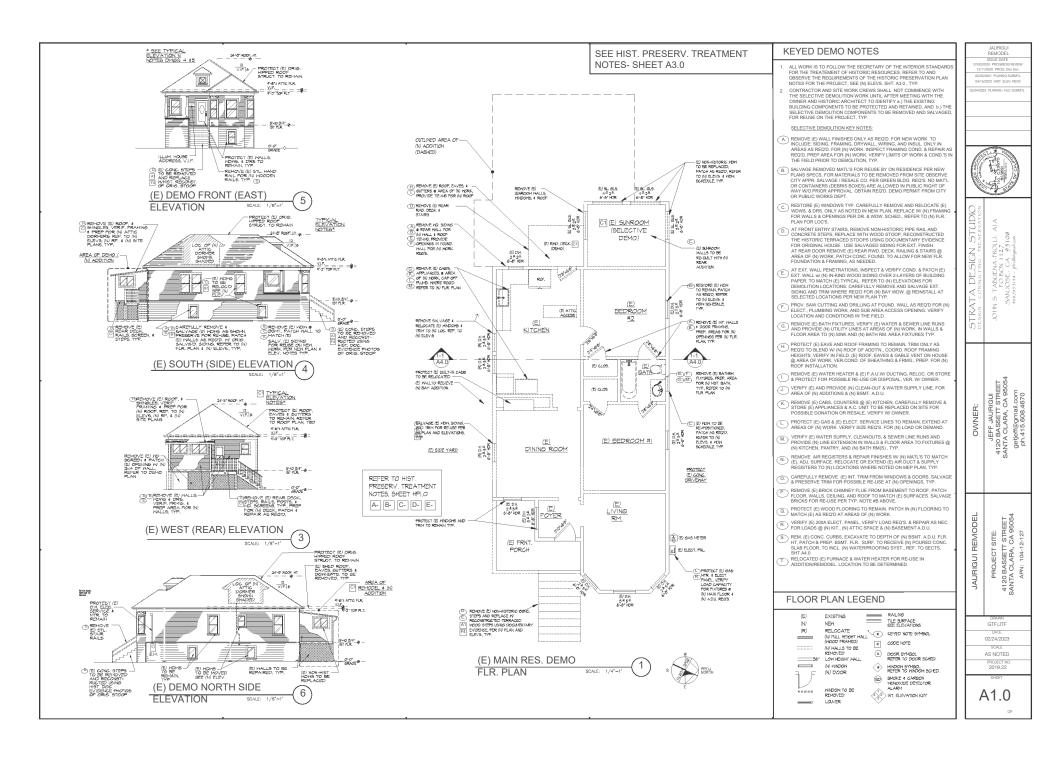
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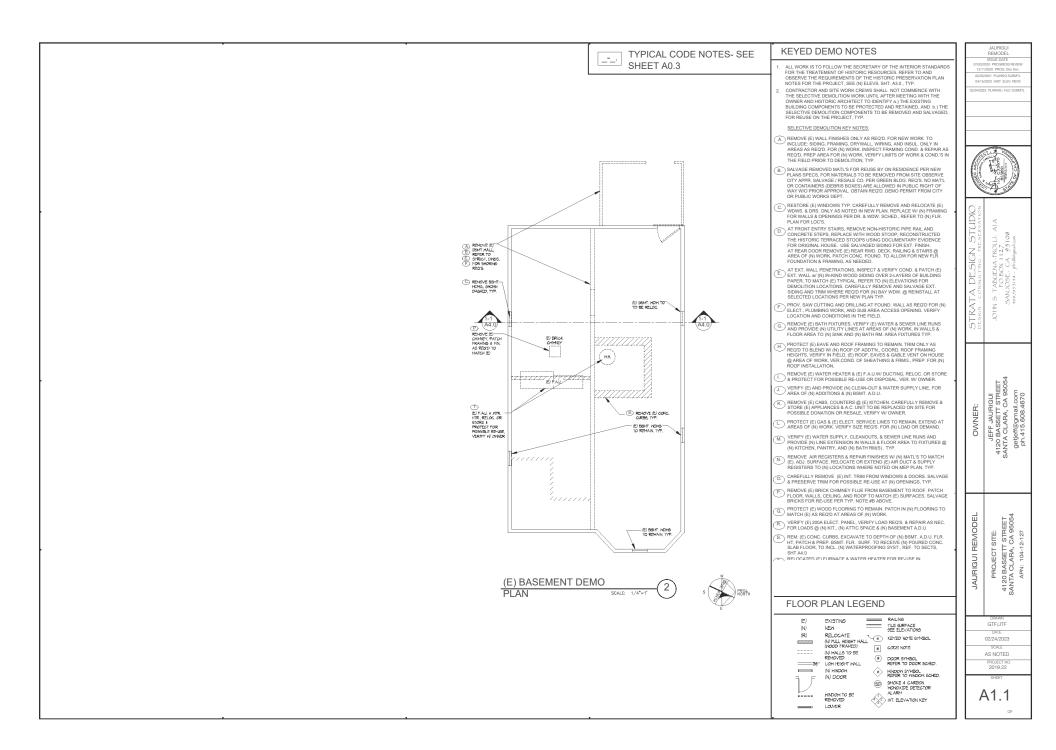
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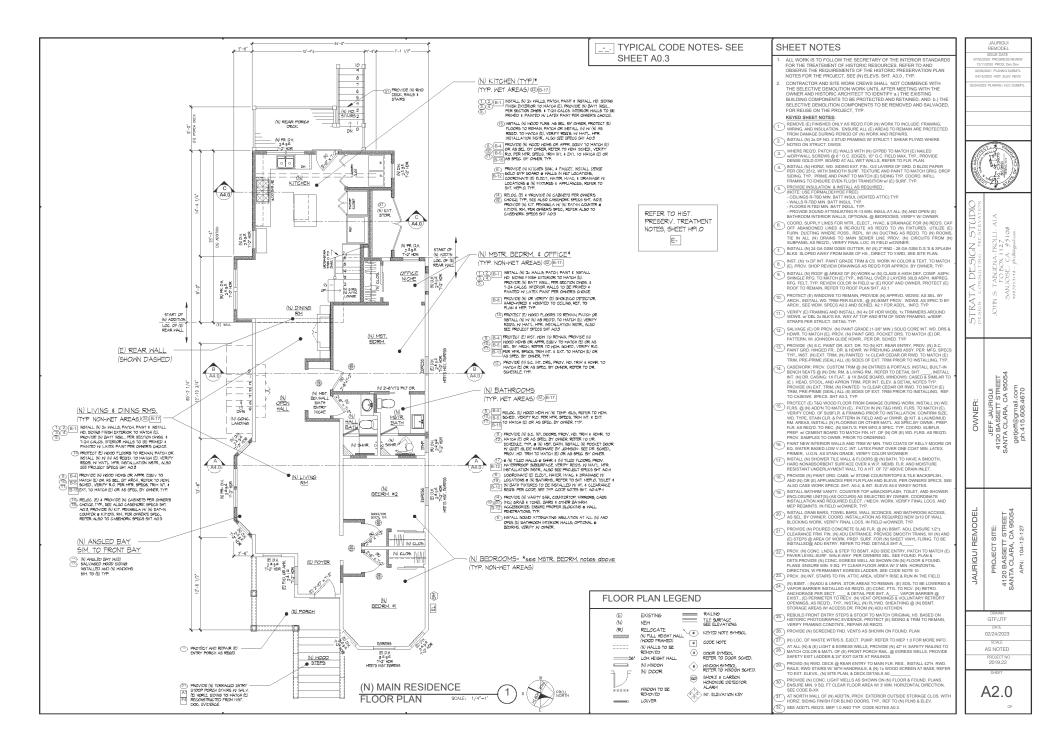
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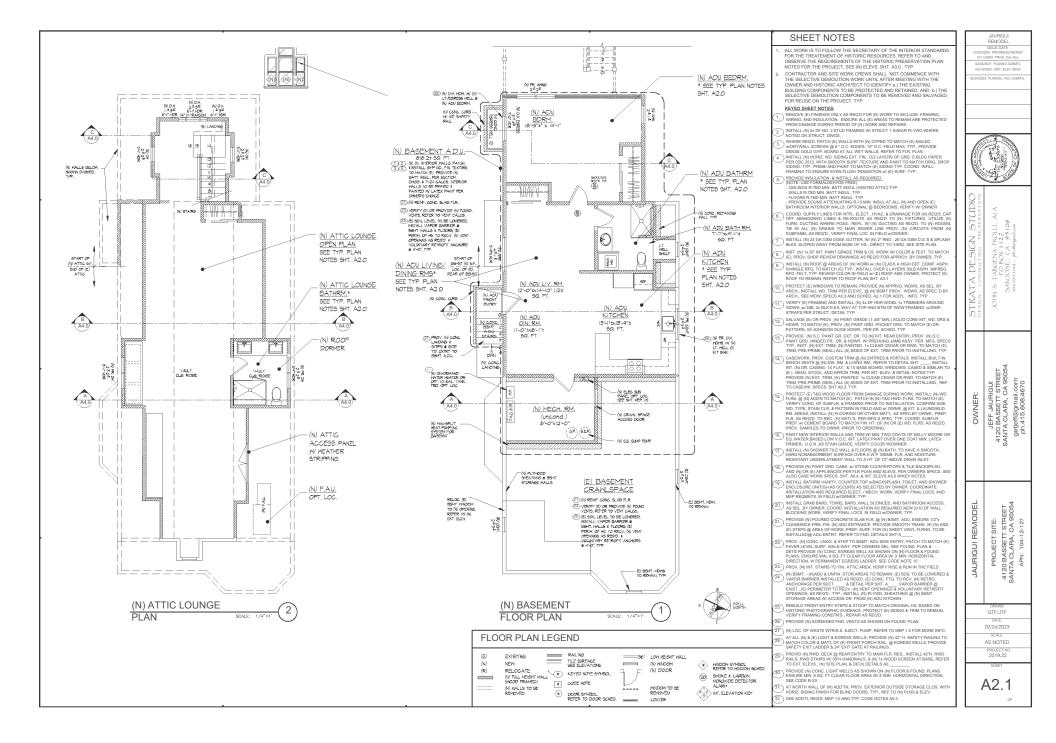
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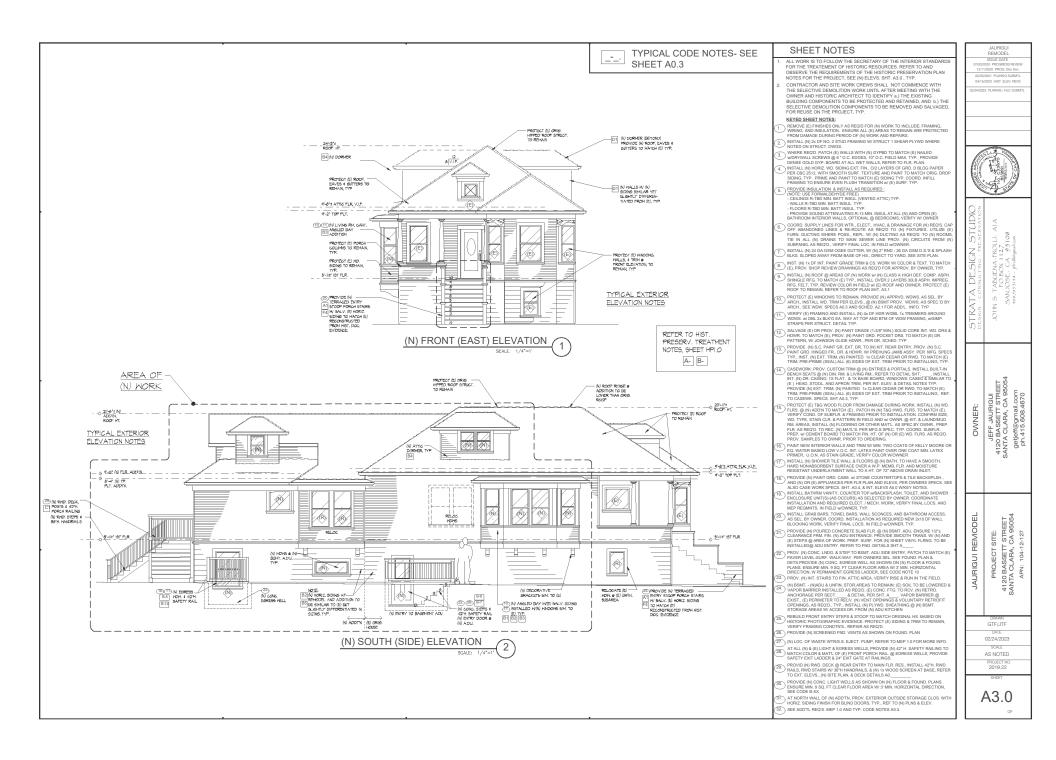
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B4 New Doi Existing South E	ner at A new dommer is proposed to be built into	These treatments are in keeping with the Standards. Tech. Ref.: Nat. Park Serv. Preservation Briefs Brief No. 6: Dangers of Abrasive Cleaning to Hist. Bidgs Brief No. 37: Reducing Lead Paint Haz. in Hist.				F4 Front Entry Sto and Steps	op The Stort-porch at the exact wall is a character-defining feature. Based on historic photographic vedience, the subject-houser's original porch included a bulk-up-stoop and wooden status. According to the HRDR, respairs were made to the porch prior to 1989 that resulted in the original stoop and wood status to be removed and registered with bent-jeph Enrichals and concrete steps.	Remove existing pipe handralis and concrete steps, preserve existing siding and time to remain, hospect 6 resolves original wood time 6 siding 8-but is retrievable to match existing. Using inhabitor photographic evidence, reduild the termood stops and initiat new wood steps with new training and in-lated first materials to match the ceight 100th boson.	JAURIGUI REMODEL
	ner at A new dommer is proposed to be built into dod— a safety good sincy the use of the work of the safety of the safety of the safety the safety of the safety	Remove existing non-historic lattice barr walls, sunroom walls, rear kitchen wall, ying porch steps & landing. Carefully remove opinical horizontal skills					leading up to the original wood porch floor.	These treatments are in keeping with the Standards. Tech. Raft. Nat. Park Serv. Preservation- Brief No. 6: Dangers of Abrasive Cleaning to Hut. Blags	JAURIGU
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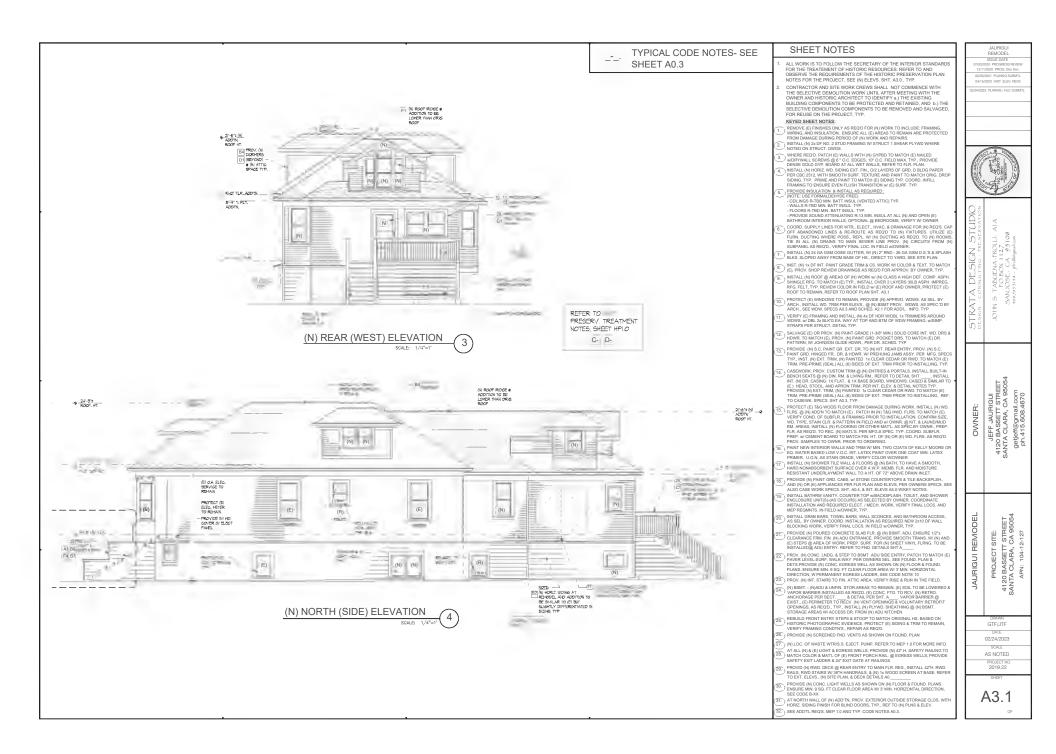


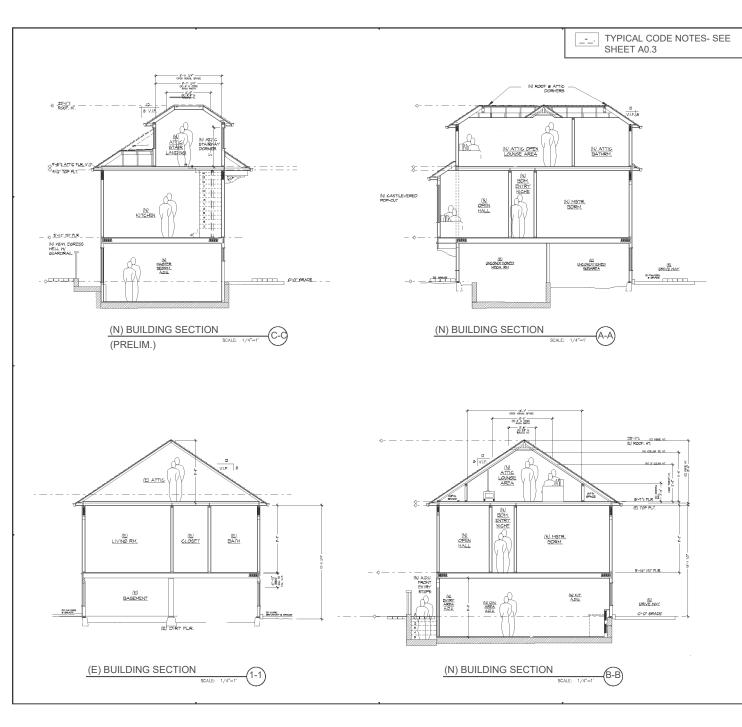












SHEET NOTES

- ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATEMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEVS. SHT. A3.0, TYP.
- NOTES THAT THE PROJECT, ISSE (MY LEVES, SHI 1-24). WHEN THE CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENTE WITH COMMENT AND HISTORIC ARCHITECT TO DENTIFY a). THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b). THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT. THE STANDED, AND THE PROJECT. THE PROJECT TH

KEYED SHEET NOTES:

- REMOVE (E) FINISHES ONLY AS REQ'D FOR (N) WORK TO INCLUDE: FRAI WIRING, AND INSULATION. ENSURE ALL (E) AREAS TO REMAIN ARE PRO FROM DAMAGE DURING PERIOD OF (N) WORK AND REPAIRS.
- 2 INSTALL (N) 2x DF NO. 2 STUD FRAMING W/ STRUCT 1 SHEAR PLYWD WHERE NOTED ON STRUCT. DWGS.
- 3. WHERE REQ'D. PATCH (E) WALLS WITH (N) GYPBD TO MATCH (E) NAILED WIDRYWALL SCREWS @ 6 * O.C. EDGES, 10* O.C. FIELD MAX. TYP., PROV DENSE GOLD GYP. BOARD AT ALL WET WALLS, REFER TO FLR. PLAN.
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 **FUND SUBPAREL SO
- INSTALL (N) 24 GA GSM OGEE GUTTER, W/ (N) 2" RND 26 GA GSM D.S.'S & SPLASI BLKS. SLOPED AWAY FROM BASE OF HS., DIRECT TO YARD, SEE SITE PLAN.
- 8. (B) 1x DF INT. PAINT GRADE TRIM & CS. WORK W/ COLOR & TEXT. TO MATCH (E), PROV. SHOP REVIEW DRAWINGS AS REQ'D FOR APPROV. BY OWNER, TYP.
- INSTALL (N) ROOF @ AREAS OF (N) WORK w(N) CLASS A HIGH DEF. COMP. ASPH.
 SININGLE RFG. TO MATCH (E) TYP., INSTALL OVER 2 LAYERS 30.B ASPH. IMPREG.
 RFG. FELT. TYP. REVIEW COLOR IN FIELD w (E) ROOF AND OWNER, PROTECT (E)
 ROOF TO REMAIN, REFER TO ROOF PLAN SHT. A3.1
- PROTECT (E) WINDOWS TO REMAIN, PROVIDE (N) APPRVD. WDWS. AS SEL. BY ARCH., INSTALL WD. TRIM PER ELEVS. @ (N) BSMT PROV. WDWS. AS SPEC.D BY ARCH., SEE WDW. SPECS AO3 AND SCHED. A2.1 FOR ADD'L. INFO. TYP
- 11. VERIFY (E) FRAMING AND INSTALL (N) 4x DF HDR WIDBL 1x TRIMMERS AROUND WIDWS. W DBL 2x BLING EA. WAY AT TOP AND BTM OF WDW FRAMING, WISIMP. STRAPS PER STRUCT. DETAIL TYP.

- TO PROTECT (E) THE WOOD FLOOR FROM DAMAGE DURING WORK, INSTALL RIVE PLACE IN IN THE MOR, THE CHEST CHEST AND TO HAND THE PLACE IN IN THE MOR, THE CHEST CHEST CHEST CHEST CHEST AS FRAMING PROOF TO INSTALLATION, CONFIRM SEE, WIG. THE STALL CAR SHEETER IN FIELD AND WOME, BUT IT, SALADISMADD FOR AREAS, INSTALL RIVE FLOORING OR OTHER MATLAS SPECIAL TOWNER, PREP. PREP WICE SHEET BOAND TO MATCH RIVE TO THE WITH THE TOWNER AND THE PREP. WITH THE TOWNER PROPER TO CHEST TOWNER PROPER TO CHEST CHES PROTECT (E) T&G WOOD FLOOR FROM DAMAGE DURING WORK. INSTALL (N) WE
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- RESISTANT UNDERLAYMENT WALL TO A HT. OF 72' ABOVE DRAW INLET:

 (B) PROVICE (P) NAMI ORD. CASE AS YONG COLMENTEDOS & TILE BACKSPLISH,

 AND (N) OR (E) APPLIANCES PER FIR PLAN AND ELEVS, PER OWNERS SPECS. SIST
 ALSO CASE WORK PECCS. SIT. AA, A BIT. ELEVS AS OWNER YOTS. SI

 (B) INSTALL BATHEN VANITY, COUNTER TOP WEBACKSPLASH, TOLET, AND SHOWER

 RENCOLUSIVE UNTILSYAD COLORISH AS SELECTED BY OWNER COORDINATE

 INSTALLATION AND FECCINETIO ELECT, MECH. WORK, VERFIY FRAIL LOSS. AND

 INSTALL CARBAR BASE TOWNER BROWN WALL STOWCES AND BATHEOON ACCESS.
- (20) INSTALL GRAB BARS, TOWEL BARS, WALL SCONCES, AND BATHROOM ACCESS, AS SEL BY OWNER. COORD. INSTALLATION AS REQUIRED NEW 2x10 DF WALL BLOCKING WORK, PRIPY PINAL LOCS. IN FIELD WOWNER, TY
- PROVIDE (N) POURED CONCRETE SLAB FLR. @ (N) BSMT. ADU, ENSURE 1/2*±

 CLEARANGE FRM. FIN. (N) ADU ENTRANCE. PROVIDE SMOOTH TRANS. W (N) ANI
 (E) STEPS @ AREA OF WORK PREP. SURF. FOR (N) SHEET VINYL FLRNG. TO BE
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 (N) SSMT. FORDULA LIPHERS TOKAREAST OT REMAN, [6] SOLL TO RICK, (M) RETRO.

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 (27) SEE ADOTH ROSS, MEP 12 AND PT. COCK DOTTES AT TO (N) PLNS & BLEV.

- 32 SEE ADD'TL REQ'S. MEP 1.0 AND TYP. CODE NOTES A0.3.



v)

JEFF JAURIGUI 4120 BASSETT STREET SANTA CLARA, CA 95054 getjeff@gmail.com ph.415.608.4670 OWNER:

PROJECT SITE: 4120 BASSETT STREET SANTA CLARA, CA 95054 APN: 104-12-127 JAURIGUI

GTE/JTE

02/24/2023

AS NOTED PROJECT NO 2019.22

A4.0

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Beyond Buildings

LORIE A. GARCIA HISTORIAN

Specializing in Historic Reports

HISTORIC RESOURCES DESIGN REVIEW 4120 Bassett Street, Santa Clara, CA 95054 July 1, 2022

INTRODUCTION:

Executive Summary

Report Intent

Lorie Garcia (Beyond Buildings) was retained by Jeffrey Jaurigui, to conduct a Historic Resources Design Review of his proposed restoration/rehabilitation project at 4120 Bassett Street, Santa Clara, California. Ms. Garcia was asked to review the exterior elevations, plans and site plan of the project to determine if the proposed project is in compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be the prevailing set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified historic resource.

Qualifications

Lorie Garcia (BS, Paleontology, San Francisco State) - (Post Graduate work, History/Anthropology/Sociology, Santa Clara University) is a historian and the principal of Beyond Buildings. She has over 35 years' experience as a researcher and in preparing historic surveys and evaluation reports for property owners, cities and government agencies. She has guest lectured on Historic Preservation, Historic Research and Preservation Planning at both San Jose State University and Santa Clara University and on various aspects of California history at numerous public meetings. She is a founding member of the Heritage Council of Santa Clara County and the Historic Preservation Society of Santa Clara, has served as a Historic Landmarks Commissioner for both the County and City of Santa Clara and is currently an advisor to the City of Santa Clara's Landmarks Commission. She is the City Historian for the City of Santa Clara. Among the recognition she has received for her work in Preservation and Preservation Planning, was a State of California, Governor's Award for Historic Preservation in 2010. Ms. Garcia, a published author of local history and has written numerous articles on California history. Based on the level of her education and experience. Ms. Garcia qualifies as a historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Review Methodology

For this report, Lorie Garcia reviewed the Historic Resources Survey Report for "4120 Bassett Street," dated November 1985. Ms. Garcia (Beyond Buildings) had also prepared an updated Historic Resources Survey report for the Nora B. & James R. Cutting Residence, dated February 16, 2019, which is used in this report.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior. The Consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for soundness or other safety concerns.

Mobile Phone: 1-408-391-8470 P.O. Box 121, Santa Clara, CA 95052-0121 Email: loriesc@ix.netcom.com

PROJECT DESRIPTION:

Character of the Existing Resource

The residence located at 4120 Bassett Street, Santa Clara, CA, was previously evaluated for historic significance and listed on the City of Santa Clara's inventory of Architecturally or Significantly Properties in November 1985. The property has recently undergone a site-specific, updated Historic Resource Survey (February 16, 2019) to re-evaluate the historic significance of the site and building in order to determine if the residence still qualified as an historically significant property. The updated survey and evaluation consisted of a records search, a field survey, research on the history and context of the property use, an evaluation for significance using criteria of the National Register of Historic Places, the California Register of Historical Resources and the City of Santa Clara Criteria for Local Significance, with recordation of the property on California Department of Parks and Recreation DPR523 series forms. These forms provide summary information about the property within a standard recording format, as well as supplementary photographs. The DPR523 forms were prepared in accordance with the most recent edition of guidelines published by the California State Office of Historic Preservation Instructions for Recording Historical Resources.

In the original November, 1985 Historic Resource Survey Report (HRSR), the single-family residence at 4120 Bassett Street (APN 104-12-127) is described as a "Colonial Revival Cottage." In the updated February 16, 2019 HRSR, 4120 Bassett Street is designated the Nora B. & James R. Cutting Residence and its architectural style is described as a Neoclassic Rowhouse.

The updated HRSR points out that centered on a 7,500 sq. ft. lot, the Nora B. & James R. Cutting Residence was constructed in 1905 and created in a local interpretation of this architectural style as a single-family, one-story, wood-framed, 1, 016 sq. ft. residence. Designed in a squared off plan with a rectangular footprint, it exhibits both the shape and form of the Neoclassic Rowhouse and it is set over an unfinished basement, which elevates the living area five feet above the ground, another character defining feature. The report further notes that, "typical of a Neoclassic Rowhouse, the main body of the house is sheathed in narrow shiplap siding with rows of wide horizontal siding covering the lower portion and with a water table set between the junction of the two sidings. Corner boards are only placed on the lower portion, the main body walls are uninterrupted."

It is also recorded in the updated February 2019 HRSR that "also characteristic of this architectural style, it has a hipped roof that is punctuated by a small front facing hip-roofed dormer with the eaves of both main roof and dormer set close to the wall, along with a boxed cornice separated from the plain frieze by a narrow molding." "Another character-defining feature of this style is the dormer window, which played an important part in visually breaking up the roof and ventilating the home" and the report notes that a dormer window is set into the subject home's front, east-facing, dormer.

According to the updated HRSR, another characteristic of the Neoclassic Rowhouse architectural style, is the home's "wide, full-height, projecting angled bay," which "nestled under a hipped roof that extends from the main hipped roof, punctuates the body of the house on the front (east) facade."

It is pointed out in the updated HRSR that "the porch in a Neoclassic Rowhouse was integrated fully into the overall design rather than built as a separate attachment." With its "overhanging roof supported by three (3) abbreviated, round, 2019 classical columns, which in turn rest on a low wall that encloses the porch and accentuates the squared-off plan," "the L-shaped front porch of this house was designed in this manner, absorbed within the main body of the house with the front door recessed to one side;" all character defining elements of this architectural style."

According to the updated 2019 HRSR, the windows found on this residence "are mainly typical in form to those of the Neoclassic Rowhouse architectural style where large, rectangular, vertically oriented, 1-over-l, double-hung windows both paired and single were commonly used." Those on the subject residence are all single, 1-over-l, double-hung windows with a pair set towards the rear of the south side elevation. With the exception of a single, 1-over-l, double-hung window set into the front portion of the basement level of the bay, fenestration of the basement level consists of hinged, large, wood-framed windows with a single glass pane, set into the opening. Fenestration of the sunroom consists of large, sliding windows (not original) surrounded by wide wood frames. The form of the original sunroom windows is not known. With the exception of the sunroom windows, all of the home's windows have a narrow projecting sill with decorative molding set beneath the sill and are surrounded by wide wood frames enhanced with a plain narrow trim.

The updated February 2019 HRSR also records that the home's "original windows were replaced with noise reducing ones as part of the required mitigation for the San Jose Airport expansion (ALUC retrofit project/Acoustical Treatment Program (ACT)) in 12/04/2000-8/15/2001." However, "as the new windows are set into the original openings and the original double-hung windows have been replaced with new double-hung windows, the negative impact on the home is negligible."

The main entry is on the front (east) façade and is accessed by nine (9) wide steps, comprised of one (1) wood (original) and eight (8) concrete (not original) steps, which lead to the walkway from Bassett Street. The updated HRSR points out that the "wooden front steps to front porch entry" were "replaced with concrete steps and the "original "terraced stoops replaced with pipe railings, prior to 1980." However, it should be noted that while the replacement of the terraced stoops somewhat diminished the architectural integrity of the structure, this is reversible.

Along with identifying the front step and window alterations to the building, the updated HRSR also records that in the rear, adjacent to the sunroom that was added shortly after the home's original construction, the landing, rear steps and railings, which allow access to the rear entry, were constructed prior to 2017 and are not original.

In conclusion, the February 16, 2019 HRSR points out that "the home itself has been well-maintained, is in good condition and, with the exception of the alteration of the windows and front steps, including the replacement of the terraced stoops with pipe railings, it appears to have had minimal exterior change since its construction in 1905."

In its evaluation of 4120 Bassett Street, the updated HPSR found that, "constructed in 1905 as a fine example of the Bay Area's Neoclassic Rowhouse architectural style that was popular from 1895-1915, under National Register Criterion C the residence at 4120 Bassett Street does 'embody the distinctive characteristics of a type, period, or method of construction' and "represent[s] a significant and

distinguishable entity whose components may lack individual distinction" and does contribute to 'Agnew Village,' a potentially eligible Historic District. Thus, it does appear that the building may be eligible for the National Register of Historic Places under Criterion C." It also found that The Neoclassic Rowhouse architectural style was a transitional style for domestic building in the San Francisco Bay Area, which developed at the turn of the 20th Century to meet the growing need for affordable working man's housing on narrow, deep lots, and that "the subject building is a fine example" of this architectural style. It also found that "the property remains as designed and with only a minimal modification to the front steps by the replacement of its terraced stoops with pipe railings and the integrity of the residence is intact" and that it "appears to reach the level of significance necessary to be eligible individually for the California Register under Criterion 3." And, under the City of Santa Clara's Criteria for Local Significance of A. (Historical or Cultural significance), B. (Architectural significance) and C. (Geographic significance), as of the time of the 2019 evaluation the HRSR found that residence retained its eligibility for listing locally as an Architecturally or Historically Significant property.

According to the February 2019 HRSR, "the majority of the existing residential structures on the Bassett Street block face lying between Bassett, Ash, Davis, and Beech Streets, identified as Block B on Abram Agnew's 1889 Map of the Town of Agnew's, were constructed between the 1890s and 1920 and maintain their integrity from the time of their construction." In 1905 two identical new residences were constructed on Block B, one on Lot 15 (4100 Bassett Street) and the subject residence at 4120 Bassett Street next door on Lot 13, both fronting on Bassett Street.

Currently six of these seven homes are listed on the City of Santa Clara's Historically and/or Architecturally Significant Property List," including the subject property at 4120 Bassett Street. The updated 2019 HRSR records that "due to the fact that no significant changes to either the residence or the lot configuration have occurred since its construction in 1905, this residence's architectural style, form and massing and character-defining details are all compatible with the neighboring and nearby historic homes in this area of "Agnew Village."

In its evaluation of 4120 Bassett Street, the updated 2019 HRSR also points out that "due to its position, which parallels the railroad tracks, today Bassett Street is a highly visible portion of the City of Santa Clara's Agnew Village district. To those passing by on Amtrac's Capitol Corridor or passengers on ACE, the Bassett Street block face between Ash and Beech Streets presents a view of the rural village that the Town of Agnew was in the early days of the 20th Century. Constructed in 1905 and largely unaltered, the subject residence at 4120 Bassett Street is prominently located on this street directly adjacent to the historic railroad line and in close proximity to the historic railroad depot" and the report notes that "It is directly associated with, and a major contributor to, the integrity of this neighborhood."

Summary of the Proposed Project

As shown on the preliminary plans labeled "Jaurigui Remodel" by John S. Tabuena-Frolli, A.I.A., dated 02/05/2021 and the updated plans, dated 04/15/2022, the proposed project for the Nora B. & James R. Cutting Residence, consists mainly of alteration to the rear and south side-elevations, both secondary elevations of the building, and to the basement, in order to create additional living space in the existing

residence and also to accommodate the conversion of the basement into an Accessory Dwelling Unit (ADU), for a total of 1,798.9 square feet of additional living space. It also involves alteration of the "non-historic" front stair railings. The proposed project is a combination of new construction that includes an addition to the rear of the house and the addition of a bay window to the south side-elevation, both of which require removal of original materials from the historically significant home, conversion of the basement to an accessory dwelling unit (ADU) and reconstruction of the original terraced stoops on either side of the front entry stairs. It requires removal of original siding on the south side-elevation for the new bay window and, located on the rear façade, the removal of the existing "non-historic" exterior rear entry landing, steps and railings, along with removal of the building's original rear wall, which is adjacent to the projecting "historic" sunroom. The existing original "historic" sunroom walls are to remain. The project involves the following proposed items:

- 1. Construction of a new two-story, 395.9 square foot rear addition, with a square bay on the main floor of its south side-elevation, to allow for the addition of 441.4 square feet of living space to the main floor. The new addition will begin at the historic building's existing rear wall. In order to accommodate construction of the addition, the home's original rear wall with its original siding, rear entry door and original rear window will be removed.
- 2. Existing original walls of the rear façade's "historic" sunroom, to be repaired as needed, then reconstructed and incorporated into the new addition. Non-original sunroom windows to be altered.
- 3. Removal of the existing external "non-historic," (pre-2017) rear entry landing and access stairway and construction of a new rear porch and access stairway on the rear of the new addition.
- 4. Construction of a new projecting slanted bay on the existing "historic" main floor's south sideelevation and in order to accommodate new floor plan. This necessitates removal of some original siding.
- 5. Construction of a hipped roof with a rear facing gable dormer on the new rear addition and the attachment of the new addition's roof to the rear (west) plane of the existing "historic" hipped roof, to allow for the creation of 539.3 square feet of living space in the attic. The new roof is proposed to be set lower to distinguish it from the existing "historic" roof.
- 6. Construction of a new hipped roof dormer in each of the existing "historic" hipped roof's north and south side roof planes, necessary for livable attic space.
- 7. The creation of an 818.2 square foot Accessory Dwelling Unit (ADU) in the basement, by the conversion of the existing basement into habitable space and the creation of additional space under the new addition, requiring construction of an external stairway, entry and lightwells.
- 8. Original siding that is removed to accommodate new construction is to be salvaged and reused in selective locations.
- 9. New horizontal siding on new addition to be compatible with but distinguishable from original siding. New windows will be compatible with the historic window pattern.
- 10. Removal of the "non-historic" pipe railing located on either side of the front entry stairs and, using documentary evidence, reconstruction of the original terraced stoops. Salvaged original siding to be used to sheathe the sides of the stoops.
- 11. Removal of the existing non-original concrete front entry steps and construction of wood steps to match original wood ones.

SECRETARY'S STANDARDS REVIEW:

Analysis

1. "A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."

Analysis:

No change in the property's historic use is contemplated. Originally constructed as a residential property, the Nora B. & James R. Cutting Residence will continue to be used as such, requiring only minimal alteration of its distinctive materials, features, spaces and spatial relationships.

2. "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."

Analysis:

In the proposed project, Items 1-7 are rehabilitation projects. Item 1 involves the construction of a two-story addition to increase living space to the main floor. As the new proposed addition is set to the rear of the existing structure and has a roofline set lower in height than that of the historic structure, the new addition is both distinct from, and compatible with, the size, scale, massing of the historic house and will not alter the characteristic form of a Neoclassic rowhouse. Thus, alteration of the spatial relationships that characterize the historic 1905 house will be avoided. See Appendix B – Project Plans, Proposed Site Plan, Sheet A0.0.

Item 1 removes a minimal amount of distinctive historic materials (original narrow shiplap siding) to attach the addition and affects the rear or secondary elevation of the building. Item 2 addresses the incorporation of the rear façade's "historic" sunroom into the new addition, which will preserve a distinctive feature. Item 3 addresses the removal of the existing external rear entry landing and access stairway, which were constructed ca. 2000 -2017 and are not a historic feature.

Item 4 involves the construction of a new projecting angled bay on the existing "historic" main floor's south side-elevation. This will remove a minimal amount of the home's distinctive materials (original narrow shiplap siding and one original window) and minimally alter the building's south or secondary side-elevation. See Appendix B – Project Plans, No. 2 and 2b.

Items 5 and 6 address the proposed projects effect on the existing "historic" roof. Item 5 refers to the construction of the roof of the new rear addition. As the new roof is proposed to project from the original roof's rear roof plane and be set lower to distinguish it from the existing "historic" roof, it will not alter the characteristic hipped roof of a Neoclassic rowhouse. Item 6 addresses construction of a new hipped roof dormer that will also be set lower than the existing "historic" hipped roof in each of the roof's north and south side roof planes. While a small front facing hip-roofed dormer projecting from the front roof plane was a character-defining feature of a Neoclassic house, dormers projecting from the side of the roof are not. Thus, the new dormers

will slightly alter the distinctive original roof form that characterizes this Neoclassic rowhouse. See Appendix C – Photos (photo 3).

Item 7 consists of renovation projects affecting the home's basement level. The existing basement is currently located under the historic 1905 house. This space is proposed to be slightly extended at the rear and converted to habitable space and will avoid alteration of any features, spaces and spatial relationships that characterize the property. **See Appendix B, No. 1** and 1b.

Item's 10 and 11, removal of the pipe railing located on either side of the front entry steps and removal of the existing concrete front entry steps, will eliminate inappropriate features, which are not historic, and allow for the reconstruction of the original entryway; a distinctive, character-defining feature. See SIS Review No. 6.

The proposed new addition is set back on secondary elevations and will "not be highly visible from the public right-of-way. The alterations to the basement, new side dormers in the original roof and new projecting angled bay will have only minimal impacts to the features, spaces and spatial relationships of the historic residence and the overall design, massing and materials of this house, which historically characterize the property, will still be legible. Except for the removal of the current non-historic front entry steps and reconstruction of the original terraced stoop, the front façade will remain unchanged. Thus, the distinctive materials, features and spatial relationships will in large part be preserved and historic character of the property and the streetscape pattern will be retained. See Appendix C, Photos 1, 2 and 3 and Appendix B – Project Plans, No. 1 and 1b.

3

3. "Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken."

Analysis:

No changes are contemplated that would create a false sense of historical development.

4. "Changes to a property that have acquired historic significance in their own right will be retained and preserved."

Analysis:

No changes to the building that have acquired historic significance in their own right are contemplated.

5. "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."

Analysis:

Item 8 addresses the removal of existing original siding and trim. Where existing original narrow horizontal siding and window trim are removed, due to the new construction of the slanted bay window on the existing south side-elevation's main floor, they are proposed to be salvaged and reinstalled at selected locations, thus preserving distinctive materials that characterize the property. The conversion of the basement to habitable space requires construction of an external entry. One original basement window opening and trim and a portion of the south side-elevation's wall-plane's distinctive wide horizontal siding on the lower portion of the wall will be removed to construct the entry door. The creation of these openings into origan; exterior wall space will result in some loss of the historic cladding. However, the re-use of salvaged original siding will preserve historic materials and finishes that characterize the property. See Appendix B – Project Plans, No. 2 and 2b and Keyed Demo Notes.

6. "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."

Analysis:

Item 10 involves the replacement of a missing original distinctive feature by the removal of the non-historic pipe railings, which prior to 1980 replaced the original terraced stoops on either side of the front entry steps, and the reconstruction of the terraced stoops. Documentary evidence will used for the replacement of the original terraced stoops and the new stoops will match the original in design. They will also match the old in texture and materials as salvaged original siding will be used to sheathe the sides of the stoops. Photographs from 1906, which clearly show the subject house one year after construction, and accurate measurements can be taken from the terraced stoops, which still exist on the identically constructed neighboring house. Thus, as required in the Secretary of the Interior Standards for Reconstruction, the reconstruction of the original terraced stoops will be "based on the accurate duplication" of this "historic feature" as "substantiated by documentary and physical evidence." See Appendix A — Reconstruction of Terraced Stoops and Appendix C, Photos 1-3 and Appendix B — Project Plans, Proposed Terrace Stoop Reconstruction.

Item 11 proposes removing the non-historic concrete front entry steps and replacing them with historically correct wood steps. This "new" feature will match the original front entry steps in design and materials and will be substantiated by documentary evidence from the time of the building's original 1905 construction. See Appendix A – Reconstruction of Terraced Stoops, Photo 1.

7. "Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used."

Analysis:

No chemical treatments will be undertaken that will cause damage to historic materials.

8. "Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken."

Analysis:

Archaeological resources are not evaluated in this report.

9. "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

Analysis:

Items 1 and 2 involve the construction of a new two-story, 395.9 square foot rear addition, with a square bay on the main floor of its south side-elevation, to allow for the addition of 441.4 square feet of living space to the main floor. See Appendix A - Project Plans (Proposed Site Plan).

The new addition will begin at the structure's existing rear wall. In order to accommodate construction of the addition, the home's original rear wall with its original siding, rear entry door and original rear window will be removed. Currently a sunroom projects from the rear of the historic home. The sunroom is proposed to be deconstructed and its walls repaired as needed. Then it will be reconstructed and incorporated into the new addition and the non-original sunroom windows will be replaced with new windows. See Appendix C – Photos (photos 4, 5 & 6) and Appendix B – Project Plans, Nos. 3, 3b and 4.

As this is an addition to the rear, a secondary elevation, it is not highly visible from the public right of way, as recommended in the Guidelines for Designing a New Exterior Addition a to a Historic Building. It is subordinate in both size and design to the historic building and its location in the rear helps minimize the degree of material loss to this historic building's external wall and does not destroy the spatial relationships that characterize the house, helping retain the house's historic appearance and character. See Appendix B – Project Plans, Nos. 2. 2b, 3, 3b, 4 and 4b.

Item 3 proposes the removal of the existing external "non-historic," (pre-2017) rear entry landing and access stairway and construction of a new rear porch and access stairway at the rear of the new addition. The existing rear entry landing and access stairway were constructed between 2000 and 2017. As these features are "non-historic" their removal will not destroy historic materials, features, and spatial relationships that characterize the property. See Appendix C – Photos (photo 6).

As a new rear porch and access stairway are proposed to be constructed at the rear façade of the new addition, there will be no visible relationship between it and the historic home so the

integrity of the property will be maintained. See Appendix B – Project Plans, No. 3b. Proposed – Rear Elevation.

As described in Item 4, a new projecting slanted bay supported by decorative brackets is proposed to be constructed on the existing south side-elevation of the original property, in order to accommodate the new interior floor plan. A slanted bay is a character defining feature of the Neoclassic architectural style and so is its related window pattern, which in the case of the proposed bay, consists of two vertically orientated double-hung windows in the front face with a single one in each of the slanted sides. Construction of the bay will result in minor loss of historic material as it requires removal of some original siding and trim. However, the siding will be salvaged for re-installation at selected sites thus, resulting in a minimal impact. The proposed bay will be compatible with the scale and form of the historic home. See Appendix B – Project Plans, Keyed Demo Notes - Selective Demo Notes E. and Appendix C – Photos (photo 2).

Proposed in Item 5 is the construction of a hipped roof with a rear facing gable dormer on the new rear addition and the attachment of the new addition's roof to the rear (west) plane of the existing original historic hipped roof. As shown on Sheet A3.1 of the 4/15/22 plans, the original hipped roof structure is to be protected and remain. The original historic roof's height is 25'11" and the roof ridge of the new addition will be 21'6." See Appendix B – Project Plans, Nos. 2b. 3b and 4b. Set lower than the building's original historic hipped roof, The new addition's roof will be distinguishable from and subordinate to the original roof, which will remain defined. It will be compatible with the form and massing of the original roof and, if necessary, reversible in the future so that the original roof can be restored back to its former configuration.

Along with the new space on the main floor, which will be created by the proposed addition, Item 6 proposes the alteration of the original hipped roof, in order to create livable space in the attic. This will be done by the construction of a new hipped roof dormer in each of the existing historic hipped roof's north and south side roof planes. The new dormers will have horizontal siding that is compatible with the original horizontal siding. The hipped roof dormer is typical for the Neoclassic architectural style and thus is a compatible feature, however the dormer is mainly found centered on the front roof plane of the house. While the addition of new dormers that project from the home's original south and north side roof planes will alter the historic roof form and cause a visual impact to the historic property, the effects are minimal and could be reversed if the side dormers were removed in the future. See Appendix B – Project Plans, Nos. 2, 2b, 4 and 4b and Appendix C – Photos (photo 3).

Item 7 involves the development of an 818.2 square foot Accessory Dwelling Unit (ADU) in the basement. This is proposed to be done by the conversion of the existing basement (located under the water table) into habitable space and the creation of additional space under the new rear addition. Use of this space as an ADU will require construction of an external stairway and entrance, proposed to be on the south side elevation into the original basement area, along with a new 1/1 double-hung window and railed egress and light well into the new basement space. A new horizontal single-pane window is proposed for insertion in the space between the door and egress window. The original basement window beneath the front porch on the south side elevation, will be relocated to the rear on the north side elevation's basement level. The original

front-most window on this elevation will remain in place. Also, a pair of new basement windows will be inserted near the juncture of the existing and new basement area under the new rear addition. The new windows will be comparable to the existing basement windows, which are single-pane, rectangular and vertically orientated.

Located on the lowest level on a secondary elevation, the southside elevation, the new entry and egress and light well will not be highly visible and basement window alterations on the north side elevation are minimal. The rear wall of the additional basement space under the new rear addition will be clad in wide, horizontal siding and have no openings. There will be no exterior alteration to the basement level of the front façade. Thus, it appears that conversion of the basement to an ADU will have only a minimal impact to historic materials and spatial relationships that characterize the property. See Appendix B – Project Plans, Nos. 1a & 1b, 2b, 4b.

Items 8 and 9 addresses the treatment of historic materials and use of new materials in the proposed project. As shown on sheet A3.1 of the plans dated 4/15/22, new narrow and wide horizontal siding, which is "similar to but a slightly differentiated in size" (wider) from the original siding will be used to clad the walls (above and below the water table) of the new addition. Thus, as recommended in the Secretary of the Interior Standards, the new siding will be compatible with but not replicate the existing siding used on the historic home.

New double-hung windows and window trim, proposed for installation in the new construction, will be compatible with the historic window pattern in the original "historic" residence. Where possible salvaged original trim will be used to trim the new windows. (Note: Although placed within their original openings, the window panes in the historic home are not original, as they were replaced "with noise reducing ones as part of the required mitigation for the San Jose Airport expansion (ALUC retrofit project/Acoustical Treatment Program (ACT)) in 12/04/2000-8/15/2001.") See Appendix B – Project Plans, Nos. 2, 2b, 3 and 3b.

The new materials and fenestration proposed for use in the new construction are appropriate to the building type, compatible with existing materials, unobtrusive in appearance and are distinct from those of the historic house.

Items 10 and 11 involve the reconstruction of the historic home's original terraced stoops and wood entry stairs, which were demolished and replaced with pipe railing and concrete steps. The removal of the pipe railing located on either side of the front entry steps and removal of the existing concrete front entry steps, will eliminate inappropriate features, which are not historic, and allow for the reconstruction of the original terraced stoop entryway and wood entry stairs. The terraced stoop is a distinctive, character-defining feature on the Neoclassic home and its reconstruction will enhance the house's historic appearance and character as seen from the public right of way. See Appendix A – Reconstruction of Terraced Stoops, Photo 1 and Appendix B – Project Plans, PROPOSED TERRACED STOOP RECONSTRUCTION and APPENDIC C – Photos (photos 1, 2 and 3).

10. "New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Analysis:

The rear addition is located at the rear of the historic house and, except for the insertion of the angled bay window on the south side elevation, leaves the overall design, form and feeling of the original house mostly intact. Thus, if the new addition and new angled bay were removed in the future, there would be no impairment to the essential form of the historic property and its environment and the house's historic integrity would basically remain undiminished.

Evaluation Summary of the Proposed Project

It is recognized that a building's character defining features will change over time but it is important to manage those changes. The character defining features are those elements or architecture components which establish the visual character of the property. They are discussed in terms of form and proportion, structure style and materials.

Buildings have character defining features based on their architectural style but sometimes, the character defining features will also be associated with their period of development and their construction type. The massing, shape, form, and roof form, which are somewhat interrelated, projections and recesses and window patterns and exterior cladding material are all definitive elements of the property and the physical characteristics of a building that make it recognizable as relating to that time and place of its period of significance. These features, important to the period of significance, are important to preserve and protect in any rehabilitation projects as the building should have most of them in order to maintain its integrity.

The evaluator finds that in line with the Secretary of the Interior Standards for Rehabilitation, as analyzed above, the proposed project for 4120 Bassett Street does appear to "make possible an efficient contemporary use while preserving those character-defining features of this historic Neoclassic Rowhouse property which relate to its period of significance, 1905-1953. Included in the historic home's character defining features are its massing, its squared off plan with a rectangular footprint, its hipped roof form with the hipped roof punctuated by a small hip-roofed dormer that projects from the front-facing roof plane, the full-height, angled bay projecting from its front façade, its front porch, which is integrated fully into the overall design rather than built as a separate attachment, its pattern of large, rectangular, vertically oriented, 1-over-1, double-hung windows and its exterior cladding that consists of narrow shiplap siding above the water table and rows of wide horizontal siding below, all of which represent the essential historic and architectural features and elements of the Neoclassic property.

Currently, the main entry, reached by the walkway from Bassett Street, is accessed by nine (9) wide steps, 1 wood (original) and 8 concrete (not original), with a pipe railing located on either side of the steps. This existing entry stairway has replaced the original entry stairway of wood steps edged with terraced stoops, a character-defining feature of a Neoclassic home. The proposed project for 4120

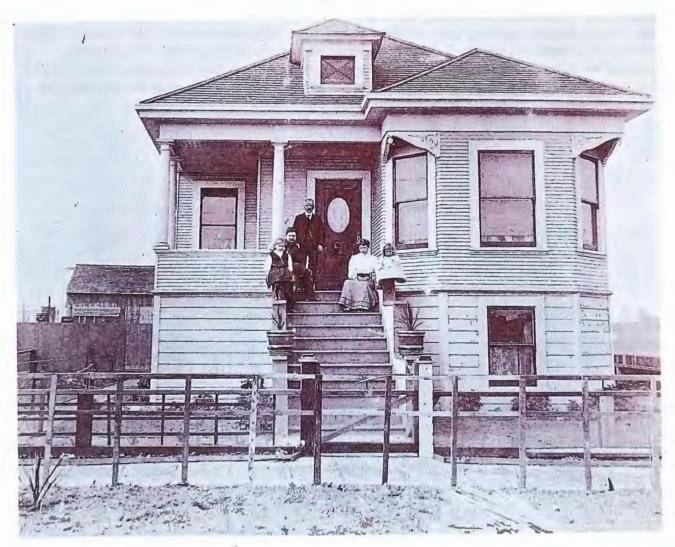
Bassett Street includes reconstruction of the original terraced stoops and entry stairs, utilizing historic material salvaged from the construction of the proposed new addition to the historic property to clad the stoops. This will recreate the historic proportion and spatial relationship of the entry stairway to the home.

In reviewing the proposal for the reconstruction of the original terraced stoops and entry stairs, the evaluator finds that physical evidence and sufficient historical documentation exist to ensure "accurate reproduction with minimal conjecture" for the reconstruction of the original terraced stoops on either side of the front entry steps and the wood entry stairs. Thus, their reconstruction will "be based on the accurate duplication of a historic feature" "rather than on conjectural design" and as analyzed in Standard No. 6., their proposed reconstruction complies with the Secretary of the Interior Standards for Reconstruction that state "replacement of missing features will be substantiated by documentary and physical evidence."

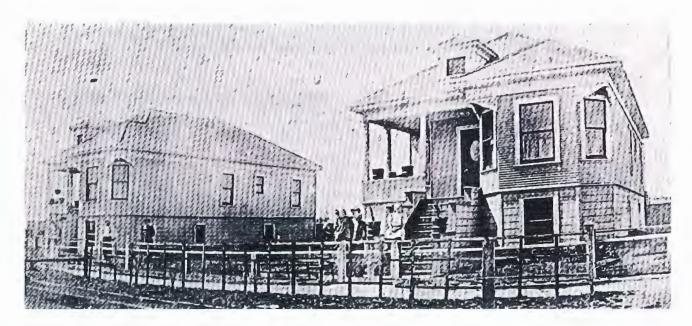
APPENDIX A - RECONSTRUCTION of TERRACED STOOP

4120 Bassett Street, Santa Clara, CA 95054

Documentation of Original Construction

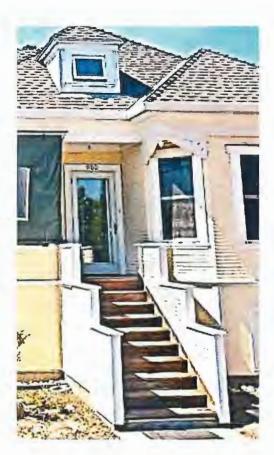


1. This 1906 photo shows Charles N. Davis (standing), James R. and Nora B. (Davis) Cutting and their daughters, 5 year-old Viola and 2 year-old Justine, on the front steps on their home at 4120 Bassett St. The photo shows the original terraced stoop on either side of the wooden front entry steps.

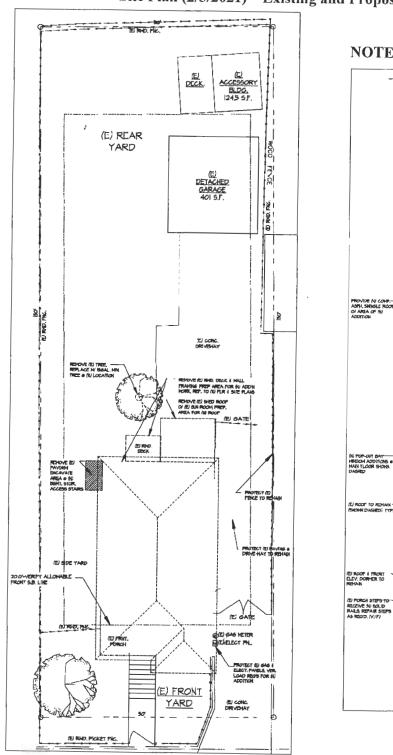


- 2. Above: 1906 photo showing the identically constructed houses at 4100 Bassett Street (left) and 4120 Bassett Street (right). Note each house's terraced stoops, which flank their front entry steps.
- 3. Below: 2021 Google photos showing the still existing terraced stoops at 4100 Bassett Street.





APPENDIX B – PROJECT PLANS dated 2/5/2021 and 4/15/2022 Site Plan (2/5/2021) – Existing and Proposed elevations (4/15/2022)

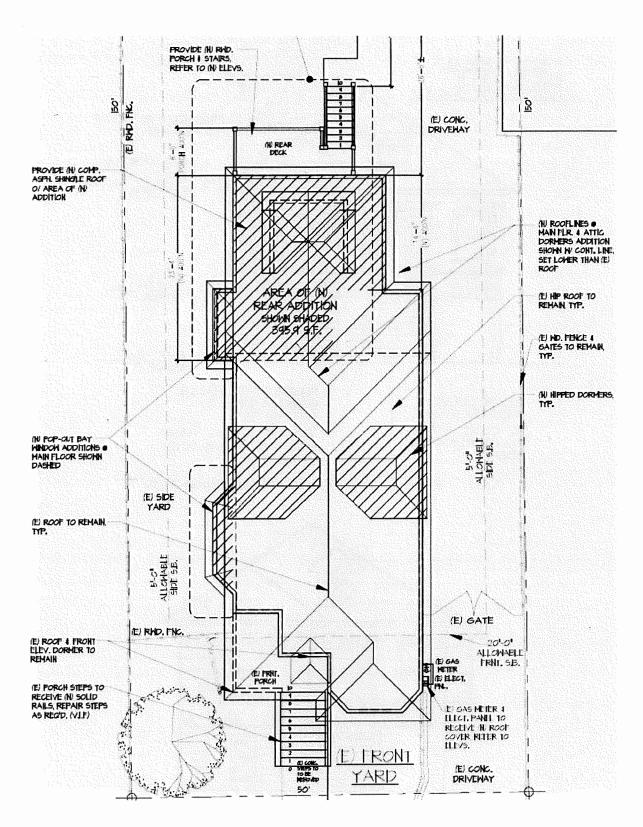


NOTE: Indicates New Rear Addition AREA OF (N) REAR ADDITION (E) CONC. DRIVENAY E GATE (E) FRONT YARD

Site Plan-EXISTING

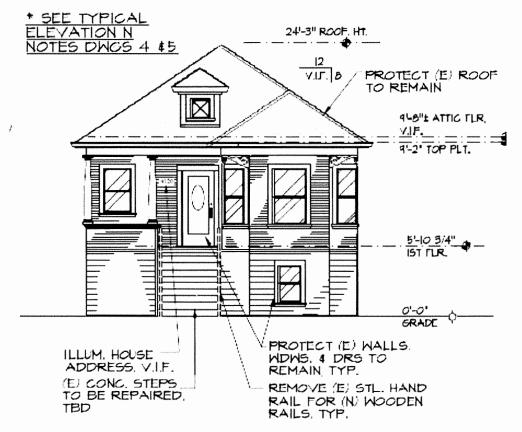
(Sheet A0.0)

Site Plan - PROPOSED



No. 01. Proposed New Construction defined by crosshatched area.

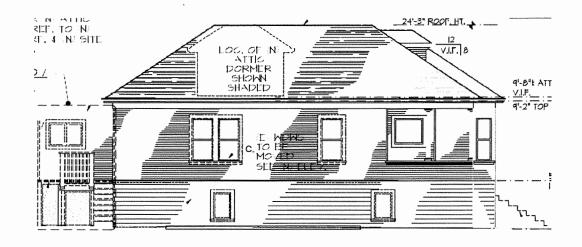
Existing and Proposed elevations



No. 1. Existing – Front Elevation [East] (Sheet A4.0)

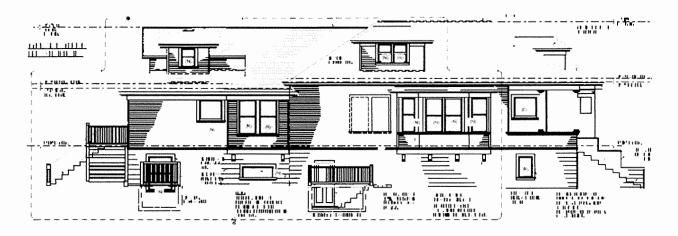


No. 1b. Proposed – Front Elevation (Sheet A3.0)

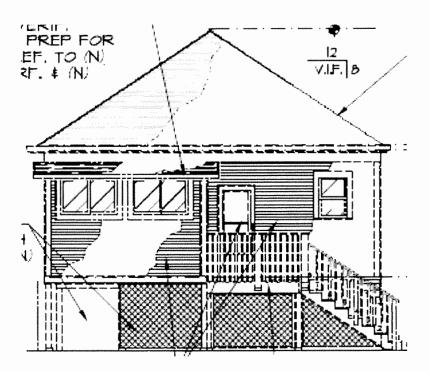


No. 2. Existing (showing proposed location of new attic dormer)

South Side-Elevation (Sheet A4.0)



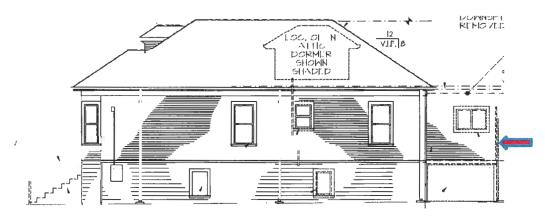
No. 2b. Proposed - South Side-Elevation (Sheet A3.0)



No. 3. Existing – Rear Elevation [West] (Sheet A4.0)

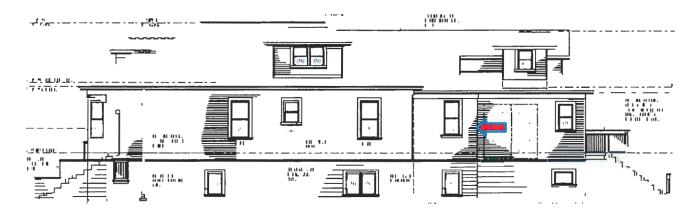


No. 3b. Proposed - Rear Elevation (Sheet A3.1)



No. 4. Existing – North Side-Elevation (Sheet A4.0) (Showing proposed location of new attic dormer.)

Indicates "Historic" Sunroom



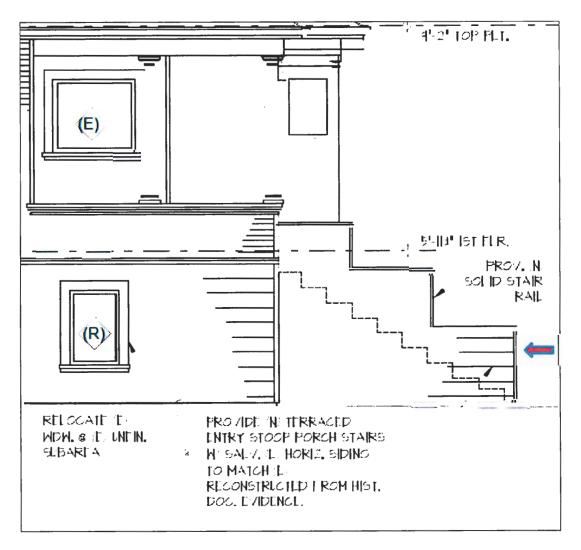
No. 4b. Proposed – North Side-Elevation (Sheet A3.1)

Indicates repaired & reconstructed Sunroom.

PROPOSED TERRACED STOOP RECONSTRUCTION

D. AT FRONT ENTRY STAIRS, REMOVE NON-HISTORIC PIPE RAIL AND CONCRETE STEPS, REPLACE WITH WOOD STOOP, RECONSTRUCTED THE HISTORIC TERRACED STOOPS USING DOCUMENTARY EVIDENCE FOR ORIGINAL HOUSE. USE SALVAGED SIDING FOR EXT. FINISH.

4/15/2022 Plans (Sheet A1.1 – KEYED DEMO NOTES (D.)



Detail from 4/15/22 Plans (Sheet A3.1)

indicates proposed reconstructed Terraced Stoop

KEYED DEMO NOTES

4/15/2022 (Plans Sheet A1.0)

KEYED DEMO NOTES

AT FRONT ENTRY STAIRS, REMOVE NON-HISTORIC PIPE RAIL AND CONCRETE STEPS, REPLACE WITH WOOD STOOP, RECONSTRUCTED THE HISTORIC TERRACED STOOPS USING DOCUMENTARY EVIDENCE FOR ORIGINAL HOUSE. USE SALVAGED SIDING FOR EXT. FINISH.

4/15/2022 Plans (Sheet A1.1)

KEYED DEMO NOTES

- ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATEMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEVS. SHT. A3.0, TYP.
- 2. CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY a.) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b.) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT, TYP.

SELECTIVE DEMOLITION KEY NOTES:

- AT EXT. WALL PENETRATIONS, INSPECT & VERIFY COND. & PATCH (E) EXT. WALL W/ (N) IN-KIND WOOD SIDING OVER 2-LAYERS OF BUILDING PAPER, TO MATCH (E) TYPICAL. REFER TO (N) ELEVATIONS FOR DEMOLITION LOCATIONS. CAREFULLY REMOVE AND SALVAGE EXT. SIDING AND TRIM WHERE REQ'D FOR (N) BAY WDW. @ REINSTALL AT SELECTED LOCATIONS PER NEW PLAN TYP.
- ©. CAREFULLY REMOVE (E) INT. TRIM FROM WINDOWS & DOORS, SALVAGE & PRESERVE TRIM FOR POSSIBLE RE-USE AT (N) OPENINGS, TYP.

APPENDIX C-PHOTOS

4120 Bassett Street, Santa Clara, CA 95054

BLOCK B – in "Agnew Village" (2021 Google Aerial)

WEST



EAST

- Indicates Historic Agnews Railroad Depot
- Indicates City of Santa Clara Historically Significant Properties



Photo 1. View of the front (east) façade, with the wide horizontal siding on the basement level and the narrow shiplap siding on the main floor level above the water table. Note: the existing "non-historic" pipe railings, which currently are placed on either side of the front entry steps. Using documentary evidence, (see Appendix A), these pipe railings are proposed to be replaced with reconstructed terraced stoops, which match the ones that originally existed. See photos No. 2 and No. 3 for side views of the pipe railings.



Photo 2. View of the front façade and south side-elevation as they currently exist.

Indicates the location of the proposed bay window. It will be visible from the street along with the proposed dormer on the south side of the roof (see Appendix B, Nos. 1b and 2b).



Photo 3. (above) View of the front façade and north side-elevation as they currently exist.

Indicates the location of the proposed dormer on the north side roof plane (a similar dormer will project from the south side roof plane). Like that of the neighboring yellow house, they will be visible from the street (see Appendix B, Nos. 1b and 2b).

Photo 4. (below) Indicates the start of proposed new rear addition, where currently the sunroom projects from the main body of the house (see Appendix B, Nos. 4 and 4b).



Photos No. 5 and 6 show the existing rear façade.

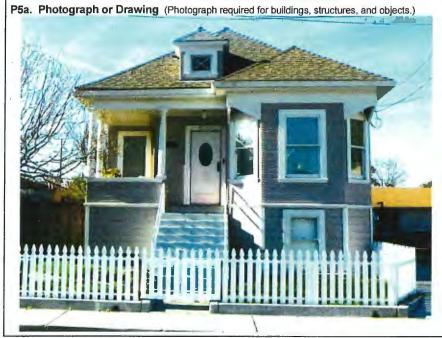


Photo 5. View of the existing, projecting "historic" sunroom with its narrow shiplap siding. The walls are proposed to be repaired and then reconstructed and incorporated into the new addition. The non-original windows will be altered.



Photo 6. View of the existing rear (west) façade, the rear entry landing and stairway. In order to accommodate the construction of the new rear addition, the landing and stairway and the home's original rear wall, original rear window and rear entry are proposed to be removed.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary# HRI#		
		Trinomial NRHP Status Code		
	-	Other Listings Review Code	Reviewer	Date
Page _	1 of 25	*Resource Name or	#: (Assigned by recorder) Nora	B. & James R. Cutting Residence
P1.	Other Identifier: 412	O Bassett St., Santa Clara.	CA.	
	USGS 7.5' Quad Sa. Address 4120 Basse UTM: (Give more than coordinated Data Ass Web	tach a Location Map as necess on Jose West Date 19 out Street one for large and/or linear resour (e.g., parcel #, directions to re essor's Parcel Number: 104 st side of Bassett Street bet	80 photo revised T 7S; R 1 City Santa Clara Irces) Zone , , r source, elevation, etc., as appropriately 12-127 Irween Beech and Ash Streets	W; <u>unsectioned</u> ; <u>Mt. Diablo</u> B.M. Zip <u>95054</u> mE/ mN priate)
As description the 'Coof the two lots are Beech, in the streed (Continue*P3b.	ribed in Section G of the Did Quad' area within the ventieth century in a small similar in scale, with Ash and Davis Streets, at with urban sized fron used on page 2, form 52; Resource Attributes:	ne City's Residential Guide, the City." The residence is mall rural village and is toda all but one being 150' dee range from 150' deep by 5 tyards. Currently, six of the List attributes and codes)	lines, this area "has many p located in a block of house ay located in a semi-urban p ep and 50' wide. The rema 50' wide to approximately 10 ne seven homes on the block P2 Single – Family Property	Clara, which is today known as "Agnew Village reporties with an historical flavor and scale single sthat was primarily developed in the first declart of the City of Santa Clara. The Bassett Strainder of the lots on the block, those fronting of deep by 50' wide. The homes are setback fix's Bassett Street block face are listed on the Country of District Other (Isolates, etc.)



*P5b. Description of Photo: (view, date, accession #)
Front façade (Camera pointing SW) Photo No: 100_2388, 01/2019

*P6. Date Constructed/Age and Source:

☐ Historic ☐ Prehistoric ☐ Both
ca, 1905
Assessor's Records, City Directories, Family
Records

*P7. Owner and Address:

Jeffrey Jaurigui 4120 Bassett Street Santa Clara, CA 95054

*P8. Recorded by: (Name, affiliation, and address)
Lorie Garcia
Beyond Buildings
P.O. Box 121
Santa Clara, California 95052

*P9. Date Recorded: February 16, 2019

*P10.Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Inventory Form "4120 Bassett Street," dated Nov. 1985.

*Attachments:

NONE Location Map Continuation Sheet Building, Structure, and Object Record District Record Linear Feature Record Milling Station Record Record Record District Record Distric

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

Page 2 of 25	*Resource Name or # (Assigned by recorder)	Nora B. & James R. Cutting Residence
Recorded by: Lorie Garcia	*Date 02/16/2019	☐ Continuation ☐ Update

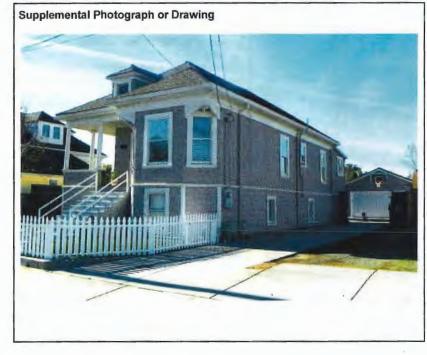
(Continued from page 1, Form 523A, P3a. Description)

of Santa Clara's Inventory of Architecturally or Historically Significant properties and the Bassett Street streetscape is one which evokes the sense of an early neighborhood. On the remainder of the block, most of the original homes have been replaced or modified.

The primary building on the site is a 1,016 sq. ft., one story house, constructed in 1905 and designed in a local interpretation of the Neoclassic Rowhouse architectural style. The house fronts east onto Bassett Street facing the railroad tracks and is set back from the street, allowing for an open, cultivated area with a medium-sized tree and shrubbery. A straight concrete walkway leads from the Bassett Street sidewalk to the front entry. As it is centered towards the front of its large 50' x 150,' 7,500 sq. ft. lot, ample yard space exists on the south side of the property allowing for a large side yard with planting beds. A concrete driveway which opens on to Bassett Street is located on its north side. (Note, the usable width of the lot has been reduced due to a neighbor encroachment of 5' along the north property line, circa 1969.)

A low picket fence (new) running between the house, driveway and sidewalk separates the residence and front yard from the street. The remainder of the property is secured by a high wooden fence (new) constructed at the west, north and south property lines. On the south side, at the junction of the high wood fence with the picket fence, the high wood fence connects to the house at the location of the front porch. A gate is located in this segment to allow access to the south side and rear yards. High wood fencing with large gates bisects the driveway from the rear of the house to its connection with the north side property line fence. This secures the garage and rear of the property from Bassett Street. The large rear yard includes, open area, planting beds, a 2-car, gable-roofed, detached garage (new) and a small, hip-roofed, one-room office building (new).

This wooden, single-family residence was designed in a squared off plan with a rectangular footprint, both the shape and form of a Neoclassic Rowhouse home. It is set on a concrete foundation over a full unfinished basement, which elevates the living area five feet above the ground, a character-defining feature of this style. Also, as is characteristic of this architectural style, it has a hipped roof that is punctuated by a small front facing hip-roofed dormer with the eaves of both main roof and dormer roof set close to the wall, along with a boxed cornice separated from the plain frieze by a narrow molding. The roof is sheathed with composition shingles. The rear facade is punctuated by a shed roofed, enclosed sunroom.



Typical of a Neoclassic Rowhouse, the main body of the house is sheathed in narrow shiplap siding with rows of wide horizontal siding covering the lower portion and with a water table set between the junction of the two sidings. Comer boards are only placed on the lower portion, the main body walls are uninterrupted. Nestled under a hipped roof that extends from the main hipped roof, a wide, full-height, projecting angled bay punctuates the body of the house on the front (east) facade. Reminiscent of its forebear the Queen Anne Cottage, the projecting bay is characteristic of the Neoclassic Rowhouse architectural style and this house adds an additional Queen Anne Cottage embellishment to its bay; the use of carved corner brackets and pendant over each of its slanted windows.

(Continued on page 3, Form 523L)

Description of Photo: (view, date, accession #) (Camera pointing SSW) North side-elevation and partial front facade, showing front stairs and plpe railings, dormer, angled bay, driveway opening onto Bassett St. and detached garage. Photo No: 100_2391; 1/2019.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary #
HRI #
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Page 3 of 25	*Resource Name or # (Assigned by recorder) Nora	a B. & James R. Cutting Residence
Recorded by: Lorie Garcia	*Date 02/16/2019	🛘 Continuation 🖟 Update

(Continued from page 2, Form 523L)

Typical of a Neoclassic Rowhouse, the main body of the house is sheathed in narrow shiplap siding with rows of wide horizontal siding covering the lower portion and with a water table set between the junction of the two sidings. Corner boards are only placed on the lower portion, the main body walls are uninterrupted. Nestled under a hipped roof that extends from the main hipped roof, a wide, full-height, projecting angled bay punctuates the body of the house on the front (east) facade. Reminiscent of its forebear the Queen Anne Cottage, the projecting bay is characteristic of the Neoclassic Rowhouse architectural style and this house adds an additional Queen Anne Cottage embellishment to its bay; the use of carved corner brackets and pendant over each of its slanted windows.

The portico (porch) in a Neoclassic Rowhouse was integrated fully into the overall design rather than built as a separate attachment. The L-shaped front porch of this house was designed in this manner, absorbed within the main body of the house with the front door recessed to one side and the overhanging roof supported by three (3) abbreviated, round, classical columns, which in turn rest on a low wall that encloses the porch and accentuates the squared-off plan; all character defining elements of this architectural style.

The main entry is on the front (east) façade and is accessed by nine (9) wide steps, 1 wood (original) and 8 concrete (not original), which lead to the walkway from Bassett Street. Currently a pipe railing is located on either side of the steps, replacing the original terraced stoop. The front door is offset on the porch and faces Bassett Street. The door consists of a wide wood frame that surrounds a single wood panel, which is inset with an oval window and embellished with a decorative medallion. Wide wooden molding with a plain narrow trim surrounds the entry door.

A secondary entry on the rear (west) facade is accessed by eight (8) wooden steps leading to an open wood landing with simple wood railings. These steps, landing and railings are not original. The rear entry door is set flush with the house and consists of six (6) glass panes, separated by muntins, set into a wood frame. At the rear of the house, set under the projecting sunroom, is the external entry to the basement. A simple wooden door, which is set flush with the ground, provides access to the basement.

Other character-defining features of this home include its windows, which are mainly typical in form to those of the Neoclassic Rowhouse architectural style where large, rectangular, vertically oriented, 1-over-1, double-hung windows both paired and single were commonly used. Those on the subject residence are all single windows with the exception of one pair towards the rear of the south side elevation. With the exception of the single window set into the front portion of the basement level of the bay that projects from the front (east) facade and is identical to those of the main body of the house, fenestration of the basement level consists of hinged, large, wood-framed windows with a single glass pane, set into the opening. Two such windows, evenly spaced apart, are set into the basement walls of both the south and north side-elevations. Fenestration of the sunroom consists of large, sliding windows (not original) surrounded by wide frames. The form of the original sunroom windows is not known. With the exception of the sunroom windows, all of the home's windows have a narrow projecting sill with decorative molding set beneath the sill. All are surrounded by wide wood frames enhanced with a plain narrow trim.

(All of the windows in the main body of the home are new and were replaced as a result of the required noise-reduction mitigation program for San Jose Airport's expansion and, as the new windows are set into the original openings and the original double-hung windows have been replaced with new double-hung windows, the negative impact on the home is negligible.)

Another character-defining feature of this style is the dormer window, which played an important part in visually breaking up the roof and ventilating the home. A dormer window with distinctive triangle shaped panes of colored glass with crossed muntins is set into and enhances, the home's front, east-facing, dormer. It has a projecting sill, with decorative molding set beneath the sill and is surrounded by a wide wood frame. This window is original.

The rear of the property has been altered with the construction of a new detached, wood-framed, gable roofed garage and small wood-framed hip-roofed, one-room office building. However, the home itself has been well-maintained is in good condition and, with the exception of the alteration of the windows and front steps, including the replacement of the terraced stoops with pipe railings, it appears to have had minimal exterior change since its construction in 1905.

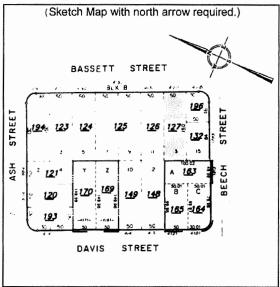
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BUILDING, STRUCTURE, AND OBJECT R	ECORD	

DEP	e of California C The Resources Agency Primary # PARTMENT OF PARKS AND RECREATION HRI # ILDING, STRUCTURE, AND OBJECT RECORD	
	*NRHP Status	Code N/A
Page	*Resource Name or # (Assigned by recorder)	Nora B. & James R. Cutting Residence
*B6. replace Windo projece 2000-: buildin *B7.	Architectural Style: Neoclassic Rowhouse	or to 1980. Brick chimney removed, post 1990. Original on for the San Jose Airport expansion (ALUC retrofit ocar, wood-framed, detached garage constructed, circa (date unknown). Small wood-framed detached office
None	e known.	
B9a. *B10.		Area <u>Santa Clara - Agnew Village</u>
	Period of Significance <u>1905-1953</u> Property Type <u>Resi</u> (Discuss importance in terms of historical or architectural context as defined by the	dential Applicable Criteria none eme, period, and geographic scope. Also address integrity.)
its fou 1960,	parcel located at 4120 Bassett Street is identified as Block B, Lot 13, in a histounding, officially filed by Abram Agnew in June 1889, until 1960 was the si the residents of Agnew and the neighboring town of Bethlehem voted 133 to Fity, both Bethlehem and Agnew are considered to be one locality — Agnew	mall, rural, independent town of Agnew. (On August 23, o 84 to annex to the City of Santa Clara and today, part of
Railros the me Count	founding of both Bethlehem and the Town of Agnew in this area were a re bad (S.P.C.R.R.), and second, the establishment in this location of the third pentally ill to be created in California. Starting in 1855, on his 400 acre farm of the to cultivate strawberries as a permanent crop and by the 1870s he had be to fits own. He sold a piece of his farm to the narrow gauge railroad and com-	neuropsychiatric institution for the care and treatment of Cary Peebles had become the first person in Santa Clara come convinced that the strawberry belt must have a rail
(Conti	tinued on page 5, Form 523L)	
B11.	Additional Resource Attributes: (List attributes and codes) HP2 – Single	Family Property
Bruce / Town o Mercury Jose M Clara C	References: Erickson, Sharon, Interview with Delilah Quieto,1985; Garcia, "Agnews: Asylum, Hospital, Development Center 1885-1996," 2004; MacGregor, A. and Richard Truesdale, "A Centennial South Pacific Coast," 1982; Map of the of Agnew's, platted by Abram Agnew, 1889; San Jose City Directory,1890; San Jose ry 09/12/1912, 08/24/1960; Polk and Husted City Directories, 1916, 1917, 1920; San Mercury Herald 07/31/1922; San Jose Mercury News 02/13/1985,10/07/2004; Santa County Directories - Agnews, 1911-12,1923,1930,1940,1952; The Evening News July 122; United States Census, 1870;1880;1900;1910;1920;1930;1940.	(Sketch Map with north arrow required.) BASSETT STREET

B13. Remarks:

*B14. Evaluator: Lorie Garcia *Date of Evaluation: February 16, 2019

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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Page 5 of 25 *Recorded by: Lorie Garcia	*Resource Name or # (Assigned by recorder) Nora B. a *Date 02/16/2019	e Upda
(Continued from page 4, Form 523B, B	10. Significance)	

120 acre farm, this tract of land was reserved for a depot in the heart of the strawberry fields on the Santa Clara-Alviso road.

The station was named Agnew's Station and, with an extra large warehouse nearby, it was open by the time the South Pacific Coast made its first for-profit run in 1878. The depot contained not only the ticket office and waiting room but also a Wells Fargo Express office and a telegraph office. On May 6, 1884, when a post office was established in the depot, its name was changed to Agnew Station. The close proximity of railroad facilities, which would provide accessibility by rail to the hospital, proved to be an important factor in the State's decision to establish the California Hospital for the Chronic Insane here. Between October 30. 1888 and February 18, 1889, the first 377 patients arrived at the newly constructed facility.

The establishment of the State Asylum coincided with a real estate boom that struck California in the late 1880s, with dozens of new towns promoted up and down the state. On the western side of the Santa Clara-Alviso Road, directly across from the site of the asylum, and seven months after Christian Freyschlag had auctioned lots for his town of Bethlehem in November 1888, Abram Agnew laid out a town to provide homes for the workers at that institution. On June 5th 1889, certifying that he was the owner of the land on which the town was to be located, Agnew filed his subdivision map of The Town of Agnew's, dedicating the streets, roads and alleys to the use of the People forever. Ten days later, the map was officially recorded on page 113 in Book D of Maps.

The village as platted was comprised of three parallel streets that starting from the railroad tracks progressed west and were bisected by four streets that ran to the north. Originally called Agnew's, the community was described as containing "several stores, no church and the California Hospital for the Insane." In 1890, the town became just plain Agnews after the post office was reinstated in it. Note: For a few months early in 1890 there were two post offices serving the community. The Bethlehem post office was established January 9, 1890 and abandoned four months later on May 19. At that time the Agnew post office (originally located in the S.P.C.R.R. depot), which had been abandoned six weeks after the Bethlehem office was opened, was reinstated in the town of Agnews.

In both newly founded towns, lots were sold, buildings quickly erected on them and several employees of the newly completed asylum moved to these new settlements. The town quickly grew and the 1890 San Jose City Directory described the "Town of Agnews" as "Alive and prosperous town three miles from Santa Clara and six miles north of San Jose on the line of the S.P.C.R.R. Post Office and Wells Fargo & Co.'s Express. Hotel, laundry, Lick Paper Mills, with numerous residences. Population 300." By 1900, an article in the San Jose Mercury promoting Agnews, pointed out that the "town of Agnews is located about six miles from San Jose, and two miles from Alviso, and "is a rich district, and is improving steadily" with some large farms and many small ones in the vicinity. The article stressed the facts that "there is a hotel at the town; a blacksmith shop,..a postmaster and a station agent and ... a store of general merchandise."

During the 1890s, Abram Agnew continued to sell various parcels in the town he had established. In June 1900, he passed away and his widow, Sarah, inherited most of his property. Until her death five years later, she continued to live in their home and to sell lots in the Town of Agnew. Among these sales was that of two lots by Sarah J. Agnew to Charles B. Davis (L 13 and L 15 Blk "B" Town of Agnew, each for \$150), notice of which appeared in the May 20, 1904, Evening News.

Born in Ohio, shortly after the end of the Civil War Charles B. Davis had come to California with his wife, Martha, and their young son, Walter H. Here he had settled in Humboldt County, in a small community named Three Cabins near Eureka. He soon acquired substantial acreage that, like many in the area, he farmed. After their arrival in California, Charles and Martha had five more children, Edward, Ellen, Frank, Nora Bell, born on October 13, 1876, and Oscar, all of whom were grown by the turn of the Century. It is known that by the end of the 1890s, the oldest son, Walter H. Davis, was living in the Agnew area, as the 1899 roster of Agnews Hospital staff shows that he was employed there as an assistant cook. The 1900 Census, lists Walter as living in a boarding house and employed as a cook at Agnews State Hospital (in September, three months after the Census was taken, he married Lena Alexander of San Jose). At this time, Charles' youngest daughter, Nora B., was married to James R. Cutting and they lived in San Francisco. Here in 1901, their first daughter, Viola, was born, followed in 1904 by Justine.

In 1905, two identical new residences were constructed, one on Lot 15 and one next door on Lot 13, both fronting on Bassett Street. The residence at 4120 Bassett Street was constructed on Lot 13 of Block B. Note: As shown on Abram Agnews 1889 "Map of the Town of Agnew's," Block B was located between Second and Third Streets, later re-named Ash and Beech Streets, across from the

(Continued on page 6, Form 523L)		

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEFT

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Page 6 of 25 *Recorded by: Lorie Garcia	*Resource Name or # (Assigned by recorder) Nora B. & Jack	ames R. Cutting Reside ☐ Continuation	
(Continued from page F. Form F221)			

(Continued from page 5, Form 523L)

railroad tracks and just down the street from the S.P.C.R.R. depot and the street running parallel to the railroad track had been named Agnew Road. It would later be re-named Bassett Street.

It is unknown if Charles B. Davis, who had purchased the property the previous year, was responsible for the erection of the houses at 4100 and 4120 Bassett Street. However, records show that shortly after their construction both of his children, Walter Davis and Nora B. Cutting (nee Davis), and their families were occupying them. Thirty-five year old Walter Davis and his wife, Lena, moved into their new home at 4100 Bassett Street and the Cutting family, 30 year-old Nora B., her husband James R., age 36, their two young daughters, 5 year-old Viola and 2 year-old Justine, and her 60 year-old father, Charles B. Davis, moved into the subject residence next door at 4120 Bassett Street. According to family history, after moving into their new home in the Town of Agnew James found a job at Agnews State Hospital and Charles went to work at the asylum as a chef. It is here they were living and working, when on April 18, 1906 at 5:13 a.m., for 192 miles along the San Andreas fault the ground ruptured and shifted.

The earthquake lasted for forty-seven seconds. Streets heaved and buildings pitched, tossed and collapsed. At the Southern end of the San Francisco Bay Area, the most tragic scene resulting from the earthquake was at Agnews State Hospital. "In one minute's time every single department ...was rendered useless." In the main building the tower collapsed, all four floors fell between crumbling walls and crashed into the basement. All the other buildings were severely damaged. It was later reported that "practically nothing remained but a mass of debris, the sewer system and the artesian wells."

The aftermath saw one hundred and six patients and eleven employees dead or dying. Scores of others, who were seriously injured, lay pinned in the wreckage. Almost as soon as the ground had ceased shaking, every person capable of assisting Agnews went to work. "Employees, patients and volunteers from outside ... worked unceasingly and heroically side by side."

While their initial responsibility was the search for those known to be buried but possibly alive, officials were rapidly faced with caring for the wounded, disposing of the dead, and looking after the needs and comfort of the uninjured. "Some supplies were dug out of the wrecked buildings and by 10 a. m., coffee and bread were served on the lawn. Large quantities of sandwiches were sent and for those engaged in rescue activities food was provided by some of the employees' wives and other ladies who brought coffee and broth. The kitchen had been wrecked and had to be abandoned. However, the stoves were removed and an out of door kitchen was set up. By the end of the day, cooked meals were served, along with bread from the hospital bakery's one bake oven which had escaped damage."

The Town of Agnew suffered only minor damage. Both the Cutting's and Walter Davis' homes stood through the "Great Earthquake of 1906" and no member of the family was injured. It may be surmised that like most of the residents of town they were among the first to provide help across the way at the asylum, especially since the men worked there with Walter and Charles Davis both employed as cooks.

Note: By November 1906, things would be in good running order at the Asylum with all comfortably housed in temporary barracks. The plans for the new hospital would finally be approved by 1909 and construction started. By 1915 the main buildings would be completed.

During the months following the earthquake, James decided to go into a different line of work. In 1908, he and Charles Davis applied for and received from R. Bachman, the liquor license for the Agnews Hotel, known as The Glennon House. Less than two years later, the 1910 Census, taken on May 26th, lists his employment as a Hotel Keeper and in the 1911-1912 City Directory listings for Agnew, James R. Cutting is shown as the proprietor of The Glennon House. Located at 4200 Bassett Street, the corner of Bassett and Ash Streets, the hotel was just one block from the Cutting's home at 4120 Bassett Street and it also appears that Nora went to work at the hotel as the Census shows her employed as a cook at "Home/Hotel." Family records state that she ran the Tea Room, which was located in the hotel. Along with her father and their daughters, Nora and James Cutting now had a boarder living at their residence; Peter Ramsden, a hired man, whom James employed as a bartender and clerk at the hotel. With their home now filled with residents, it is interesting to note that there was no indoor plumbing, instead the home was equipped with an outhouse — a 2-holer with an arbor.

In 1912, James R. Cutting sold his business in Agnew. An ad, which appeared in the San Jose Mercury on September 12th of that

(Continued on page 7, Form 523L)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

Page 7 of25_	*Resource Name or # (Assigned by recorder) Nora B. &	James R. Cutting Residence
*Recorded by: Lorie Garcia	* Date 02/16/2019	_ Continuation 🖟 Update
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(Continued from page 6, Form 523L)

year, advertised the "Auction Sale" in Agnew. It stated that on "Saturday, Sept. 14th at 10:30 a. m., in the town of Agnews, on account of retiring from business, I will sell the entire furnishings of the Agnew Hotel,, consisting of 12 rooms of modern furniture, piano, carpets, beds and bedding, dishes, stoves, etc., without limit or reserve. J. R. Cutting." In August 1914, James received a liquor license in San Jose and in October, in partnership with Henry Duff, he acquired the San Jose Coffee and Lunch house, located at 32 South Market Street.

While the Cutting's continued to retain ownership of the subject property at 4120 Bassett Street, it is unclear as to where each family member was residing for the years from 1915 thru 1920. By 1916, James is shown in the City Directory as renting a home at 1295 Jackson Street in the Town of Santa Clara. The following year, the City Directory shows James R. Cutting to be still living at this address, employed as a Bartender and that now Nora's father, Charles N. Davis, is also living at this address. Nora Cutting is not listed at the Jackson Street address for either year. It is unknown where she is residing but may she have been living with their daughters, Viola and Justine, at their home in Agnew. Then, in April 1918, James and Nora's oldest daughter, Viola, was married to Guy Payton, a wagoner with the 83rd Infantry who was stationed in San Francisco at the Presidio, and Viola left home. When the 1920 Census was taken on January 21st, it listed 51 year-old James R., 42 year-old Nora, their 15 year-old daughter Justine Cutting, Nora's father 74 year-old Charles N. Davis and their 22 year-old son-in-law Guy W. Payton, their 19 year-old daughter Viola Payton and their 1 year-old grandson Guy W. Payton, Jr. as all living in the rented house at 1295 Jackson Street in Santa Clara. At this time, James was working in a feed store and his son-in-law Guy was employed in a machine shop. The City Directory for that year also lists both James R. Cutting and Guy W. Payton as occupants of 1295 Jackson Street in Santa Clara.

By 1922, it is known that Nora Cutting (and her father, Charles N. Davis) were residing at her home in the Town of Agnew. This is shown by her father's obituary. When he passed away on July 30, 1922, notice of his death appeared the following day in the Evening News. Titled "Taps Sounds For Another Veteran," the article said, "Charles N. Davis, veteran of the civil war and a California pioneer, passed away yesterday at the home of his daughter, Mrs. James Cutting, at Agnew after a long illness. Davis, who was 77 years of age, enlisted in the army from Ohio at the outbreak of the civil war, coming to California immediately after the close of the conflict." After listing his four surviving children, Walter, Oscar, Ella and Nora, the article pointed out that, "Funeral services will be held at the home of his daughter, Mrs. James Cutting, at Agnew." Also, his Mortuary Notice in the San Jose Mercury Herald stated that, "Friends are invited to attend the funeral tomorrow (Tuesday) August 1, at 2 p. m. from the residence of his daughter Mrs. James Cutting of Agnew."

James R. Cutting appears to have also returned to live in the Basset Street home, as In the 1923 City Directory for the Town of Agnew, which would have been complied in 1922, he once again is listed as a resident of the town. Now however, his occupation is given as a laborer. Also, the directory shows that their son-in-law, Guy W, Payton, had moved to Agnew by then and was now employed as a fireman at Agnew State Hospital.

Both families continued to reside here throughout the decade. . According to the 1930 Census, the subject property, now valued at \$3,000 was owned and occupied by James R. Cutting and his wife Nora B. Cutting. Living with them was their now divorced daughter, Justine Andrade (nee Cutting). James Cutting was no longer working and Justine was employed as a clerk at a candy store. The 1930 City Directory also lists James R. Cutting (no occupation given) and his wife, Nora, living here. According to the Census, their son-in-law Guy W. Payton and Viola no longer lived with the Cuttings but now owned and occupied a house worth \$2,000 on Bassett Street, with their son,11 year-old Guy Jr. and their 9 year-old daughter, Delilah,. It was located just five doors away from Viola's parents. Guy, was still employed as a fireman at Agnews State Hospital.

By 1935, James R. Cutting had passed away and their daughter Viola's husband, Guy W, Payton, was in the Veterans Administration Facility in Menlo Park. Now a widow, Nora continued to live in her Bassett Street home, joined by her daughter Viola Payton (nee Cutting) and her granddaughter Delilah Payton. Viola had gained employment as a nurse, first at Agnews Hospital and then in a private home, a profession she would continue for many years. The 1940 Census, taken on May 13th, shows that Nora B. Cutting was the sole owner of the subject residence. However, during the previous decade, the value of the home had decreased to \$2,000. In 1941, although still residing here, Nora B. Cutting (nee Davis) deeded the home to Viola.

Located three miles north	of the center of Santa	Clara and surrounded by pear orchards.	small farms and a few dairies	at this time
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(Continued on page 8, Form 523L)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUIATION SHEET

Primary # HRI # Trinomial

CONTINUATION SHEET	Trinomial		
Page 8 of 25 *Recorded by: Lorie Garcia	*Resource Name or # (Assigned by recorder) Nora B. & J. *Date 02/16/2019	ames R. Cutting Residence	
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(Continued from page 7, Form 523L)

Agnew still remained the small rural village it had been since its founding; with Agnew State Hospital still the main source of employment for its inhabitants. It was a small close-knit community, which later recollections of long-time residents described as a place where "doors, front and back, went unlocked." The town's social life took place in the town's few public buildings: Agnew School, a one-room schoolhouse for grades one through eight; the post office; the train depot and a tea room, which like the post office was located in the Glennon House.

"The streets were a lively place for marketing, with butchers, fisherman and peddlers bringing their wares door to door to sell to the housewives." Roads in the Town of Agnew were unpaved and when the dirt roads and fields flooded, as they did regularly several times a year - the elevation was only 32 feet - "villagers switched from buggies to row-boats" and it is said that some people used stilts. Agnew had no official government. The county provided police protection and if fire engines were needed, they were sent by Agnew Hospital. In 1947, Agnew's town limits were doubled when Bethlehem formally merged with the Town of Agnew, although they had acted as one community for decades.

The 1950 City Directory shows that, Nora B. Cutting was still living in her Bassett Street home, along with her daughter Viola Payton. However, by now they had been joined by Viola's son, Guy Jr. (Nora's grandson) and Guy's wife Frances. Both Guy and Frances were employed at Agnew Hospital, where Guy worked as an attendant at and Frances was a nurse. On June 3, 1953, Nora Bell Cutting (nee Davis) passed away. Six years later, in 1959, Viola deeded the family home at 4120 Bassett Street to her daughter, Delilah Quieto (nee Payton). This would be the final year that the Town of Agnew existed as an independent entity.

Following World War II, many more families had settled in the Town of Agnew and the City of Santa Clara had begun to take notice. During the 1950s cities began to expand their city limits by the annexation of neighboring areas. In 1960, with a population now estimated to be around 1,200 people and with 310 residents registered to vote, on August 23rd "voters in the village of Agnew ... decided to annex to Santa Clara by a vote of 133 to 84." The Santa Clara City Council adopted a resolution expressing the "city's goodwill towards its new residents" and assured them that the Council stood "ready to make good" on the various city services Santa Clara had promised Agnew. Later, in discussing the annexation of Agnew, one long time resident said, "we fought it for years, but they finally took over. It was the stepping stone to all that commercial development."

Other changes to the area included that to Agnews State Hospital when, due to changes in government policy, the function of Agnews was altered. In June of 1972, the last mentally ill patient left and the hospital now became a center for the treatment, and developmental training of people with developmental disabilities.

Then, in 1982, Delilah Quieto (nee Payton) sold the subject property to Sharon and Leif Erickson. This was the first time since its construction in 1905, that the residence at 4120 Bassett Street would belong to someone who was not a member of the original family to own and reside here.

In 1985, the same year the hospital was officially renamed Agnews Developmental Center, an article in the San Jose Mercury News, entitled Agnew Recalled, described how by now Agnew had changed from a rural village "to a residential enclave landlocked by rising centers of high-tech industry." The coverage pointed out how in recent years the area had "spouted condominiums and town houses." However, the article also related how in recent years, a move had risen to preserve the village's few remaining historical buildings. These included the post office, the train depot, the school house, which was now a home, the tearoom (now apartments) and several of the original homes. In November of that year, the residence at 4120 Bassett Street, along with neighboring Bassett Street homes, was placed on the City of Santa Clara's List of Architectural and/or Historically Significant Properties.

By 1990, the area surrounding what had been the Towns of Agnews and Bethlehem was growing at an increasing rapid rate with the development of high-tech campuses on what had been agricultural land and infill development within the town area to accommodate the influx of new residents to Santa Clara brought by the increasing development of these industries. Housing prices rose and several of the original properties were altered. That year, Sharon and Leif Erickson sold 4120 Bassett Street to David B. Lang.

Then early in 1995 the State announced that the Agnews' 300-acre Santa Clara campus would be closed in that summer, and the residents relocated to the smaller San Jose facility. In April of the following year, the State of California declared the site of original

(Continued on page 9, Form 523L)	

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

Page 9 of 25	*Resource Name or # (Assigned by recorder) Nora B. & J	lames R. Cutting Reside	ence
*Recorded by: Lorie Garcia	*Date 02/16/2019	☐ Continuation	☑ Update

(Continued from page 8, Form 523L)

hospital surplus land and it was purchased by Sun Microsystems for the construction of its corporate headquarters and office/research and development space. By the end of October 1998, Agnews State Hospital was a memory with only Palm Drive and four buildings remaining to mark the site. In 2000, the remaining 152 acres of the original Agnews hospital land was approved as the site of the Rivermark Planned Development Master Community.

In October, 2004, an article in the San Jose Mercury News described Bassett Street in a Neighborhood Profile. The profile pointed out that, "Before Sun Microsystems moved in, the neighborhood surrounding Bassett Street was a rural area with wide open spaces, a local post office down the street and the railroad tracks. Today the post office is gone and the railroad tracks are still there, but the residents on Bassett Street have had front row seats to the new development of homes and businesses sprouting up around them ... The homes on the street are older, but few and far between compared with the newer homes built so closely together across the street. The neighborhood, called Agnew Village, is home to some families that have lived there for many generations," and Bassett Street retains its special quality of life. As one of the long-time residents of Bassett Street, who had been here for 60 years said, "I love the friendliness of the neighborhood."

In June, 2017 the Soto family, who had purchased it from David Lang, sold the subject property at 4120 Bassett Street to the current owner, Jeffrey Jaurigui.

Today, one block down from 4120 Bassett Street, the Glennon Hotel that was once owned by James R. Cutting still stands; although now sheathed in stucco and converted to condominiums. And, while now with a view of a high-tech campus instead of Agnews State Hospital out of their front doors, the subject property and its neighboring twin, along with the other original residences on Bassett Street, still face historic railroad depot and the railroad tracks where residents can watch the trains go by as they have done for over 100 years.

Historic Evaluation

In order to be considered historically or culturally significant, a property must satisfy certain requirements. It must be 50 years old or older (except in cases of exceptional significance); it must retain historic integrity; it must meet one or more of the National Register of Historic Places criteria for significance, and/or the California Register of Historic Resources criteria for significance, and/or the criteria for listing in a local historic resource inventory.

Age Requirement.

Constructed in 1905, the subject residence at 4120 Bassett Street is over 50 years old and thus meets the age requirement.

Integrity Requirement.

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register of Historic Places criteria recognize seven aspects to integrity. These are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity, a property will always posses several and usually most of these aspects. Both the California Register of Historic Resources and the City of Santa Clara Criteria for Local Significance follow the National Register integrity criteria.

The property at 4120 Bassett Street has been well maintained and the architectural integrity of the structure has not been diminished. There has been only minimal alteration to the home's exterior since it was constructed and with the exception of the front steps, all the visual and character defining features of the historic building have been preserved and retained. The residence retains its original configuration and location. The historical use of the building has not changed and it remains a single family home. The subject property is set within a historic residential setting in the area of Santa Clara known as "Agnew Village," and retains its setting, directly across from the railroad tracks in close proximity to the historic railroad depot. Both the residence and the immediate surroundings retain the majority of the qualities that reflect the period in which it was constructed.

(Continued on page 10, Form 523L)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUIATION SHEET

Primary # HRI # Trinomial

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Page 10 of 25 *Recorded by: Lorie Garcia	*Resource Name or # (Assigned by recorder) Nor *Date 02/16/2019	ra B. & James R. Cutting Residence
(Continued from page 9, Form 523L)	AAAAAA	

The subject property retains enough of its historic character and appearance to be recognizable as a historic property and to convey the reason for its significance (integrity).

National Register of Historic Places Criteria.

There are not any events associated with the residence at 4120 Bassett Street which have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building would not be eligible for the National Register of Historic Places based on Criterion A (associated with events that have made a significant contribution to the broad patterns of our history). For the first 77 years of its existence the building was owned and occupied by 4 generations of the original family to occupy it. However, none appear to reach the level of significant influence required under Criterion B to be considered eligible for the National Register. Neither do any of the other occupants appear to be significant to the history of the region, Nation or State of California. It would therefore appear that the building at 4120 Bassett Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). However, constructed in 1905 as a fine example of the Bay Area's Neoclassic Rowhouse architectural style that was popular from 1895-1915, under National Register Criterion C the residence at 4120 Bassett Street does "embody the distinctive characteristics of a type, period, or method of construction" and "represent[s] a significant and distinguishable entity whose components may lack individual distinction" and does contribute to "Agnew Village," a potentially eligible Historic District. Thus, it does appear that the building may be eligible for the National Register of Historic Places under Criterion C.

California Register of Historic Resources Criteria

The Criteria for listing in the California Register of Historical Places are consistent with those for listing in the National Register. However, they have been modified to better reflect the history of California at both a local and State level. Criterion 1 is the California Register equivalent of the National Register Criterion A (events) and California Register Criterion 2, the equivalent of National Register Criterion B (persons). The property at 4120 Bassett Street does not appear to be eligible for the California Register based on Criterion 1, or Criterion 2. Criterion 3 addresses the distinctive characteristics of a type, period, region, or method of construction. A residential style that grew out of the Colonial Revival genre, the Neoclassic Rowhouse is a smaller version of the Classic Box. This is a small onestory house on a raised foundation, with a hipped roof and dormer window. It is characterized by the use of simple lines, a front door recessed to one side, with the porch overhung by a roof supported by two or three abbreviated classical columns (square or round) that in turn rest on a low wall that encloses the porch and accentuates the squared-off plan and a slanted or square bay that extends from the front, reminiscent of its forebear the Queen Anne Cottage, and front steps that are flanked by terraced stoops. The Neoclassic Rowhouse architectural style was a transitional style for domestic building in the San Francisco Bay Area from 1895-1915, which developed at the turn of the 20th Century to meet the growing need for affordable working man's housing on narrow, deep lots. Constructed in 1905, the subject building is a fine example of the Bay Area's Neoclassic Rowhouse architectural style. The property remains as designed and with only a minimal modification to the front steps by the replacement of its terraced stoops with pipe railings and the integrity of the residence is intact. Thus it appears to reach the level of significance necessary to be eligible individually for the California Register under Criterion 3.

City of Santa Clara Criteria for Local Significance

In 2004, The City of Santa Clara adopted <u>Criteria for Local Significance</u>. Under these criteria, "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 archaeological significance is potentially eligible," to be a "Qualified Historic Resource." The evaluator finds that the property meets the following criteria:

Criteria for Historically or Cultural Significance:

To be Historically or culturally significant a property must meet at least one of the following criterion:

(Continued on page 11, Form 523L)

State of California — The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI # CONTINUATION SHEET Trinomial

Page 11 of 25 *Recorded by: Lorie Garcia	*Resource Name or # (Assigned by recorder) Nora B. & Jack *Date02/16/2019	ames R. Cutting Resider	
(Continued from page 10, Form 523L)			

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

Due to its position, which parallels the railroad tracks, today Bassett Street is a highly visible portion of the City of Santa Clara's Agnew Village district. To those passing by on Amtrac's Capitol Corridor or passengers on ACE, the Bassett Street block face between Ash and Beech Streets presents a view of the rural village that the Town of Agnew was in the early days of the 20th Century. Constructed in 1905 and largely unaltered, the subject residence at 4120 Bassett Street is prominently located on this street directly adjacent to the historic railroad line and in close proximity to the historic railroad depot. Among the first constructed on this street's newly developed residential lots it has interest, integrity and character and reflects the heritage of the area of Santa Clara, which was one the independent Town of Agnew

5. A building's direct association with broad patterns of local area history, including development and settlement patterns.

While it is not associated with a historical event or important individual or group, the property does have a direct association with the broad patterns of the City of Santa Clara's "Agnew Village" district's heritage and development. In 1899, the Town of Agnew was founded to provide homes for the workers at the newly constructed State Hospital and over the decades the majority of the residents of this pre-dominantly working class town were employed at that institution. The residence at 4120 Bassett Street was constructed in 1905 for one of these workers and his family. For the following 77 years, members of this original family lived here with several part of this working class group.

The subject property does meet Criterion 1 and Criterion 5 for Historically or Cultural Significance of the City of Santa Clara Criteria for Local Significance. However, it does not meet the remaining Criteria for Historically or Cultural Significance.

Criteria for Architectural Significance:

To be architecturally significant a property must meet at least one of the following criterion:

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.

The residence at 4120 Bassett Street was designed and constructed in 1905 in a local adaptation of the Neoclassic Rowhouse, an architectural style associated with a particular era. The Neoclassic Rowhouse was a transitional residential style growing out of the Colonial Revival genre that occupied a period from around 1895 to 1915. Unlike those constructed in the eastern states, the Neoclassic Rowhouse built in the Bay Area was detached and ideally suited for the narrow, deep lots, being platted at this time. By the turn-of the Century not every family needed a ten-room home and as a smaller "cottage" style, the Neoclassic Rowhouse architectural style evolved to meet the growing need for affordable housing by working class families.

5. The property has a visual symbolic meaning or appeal for the community.

Prominently located on Bassett street, adjacent to a similar home, this intact 1905 Neoclassic Rowhouse residence has a strong symbolic appeal for the community as it provides an excellent visual example of housing in the Town of Agnew at the turn-of-the Century.

7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

Except for the alteration to the front entry stairs, the exterior of the residence at 4120 Bassett Street has been mainly unmodified since its construction in 1905 and the building displays the massing, simple lines and rustic materials that characterize the Neoclassic Rowhouse architectural style. In particular, character defining features displayed by the home include, but are not limited to, its rectangular footprint; its one-story construction on a raised foundation; its use of narrow shiplap siding to sheath the main floor with wide horizontal siding below; its prominent hipped roof, broken by a front facing, hip-roofed, square dormer; its recessed porch with

(Continued on page 12,	, Form 523L)		

DPR 523L (1/95) *Required information

State of California — The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI # CONTINUATION SHEET Trinomial

Page 12 of 25	*Resource Name or # (Assigned by recorder) Nora B.	& James R. Cutting Residence	е
*Recorded by: Lorie Garcia	*Date 02/16/2019	Continuation	☑ Update

(Continued from page 11, Form 523L)

roof supported by three abbreviated round classical columns that rest on a low wall; its slanted front bay; its wood framed, double-hung windows. A special attribute of this residence are the cut-away windows on its front bay, ornamented by decorative brackets and drop pendants, similar to those of its forebear, the Queen Anne Cottage.

The subject property does meet Criteria 1, 5 and 7 for Architectural Significance of the City of Santa Clara Criteria for Local Significance. However, it does not meet the remaining Criteria. However, it does not meet Criteria for Architectural Significance 2, 3, 4 or 6.

Criteria for Geographic Significance:

To be geographically significant a property must meet at least one of the following criterion:

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.

The subject property is located within the area of Santa Clara, which was once the independent Town of Agnew and the neighborhood in which it exists reflects the history of the Town of Agnew's early development. During the late 19th and early 20th Century, the new homes constructed on these lots tended to be affordable dwellings, and also tended to be owned by those employed at the close-by Agnews State Hospital, such as the property at 4120 Bassett Street. These historic residential properties contribute to the historic setting that reflects the neighborhood's role in the broad patterns of what is now Santa Clara's Agnew Village's early development.

2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

The majority of the existing residential structures on the Bassett Street block face lying between Bassett, Ash, Davis, and Beech Streets, identified as Block B on Abram Agnew's 1889 Map of the Town of Agnew's, were constructed between the 1890s and 1920 and maintain their integrity from the time of their construction,. Currently six of these seven homes are listed on the City of Santa Clara's Historically and/or Architecturally Significant Property List. One of these is the subject property at 4120 Bassett Street. Due to the fact that no significant changes to either the residence or the lot configuration have occurred since its construction in 1905, this residence's architectural style, form and massing and character-defining details are all compatible with the neighboring and nearby historic homes in this area of "Agnew Village." It directly associated with, and a major contributor to, the integrity of this neighborhood.

The subject property does meet Criteria for Geographic Significance 1 and 2, of the City of Santa Clara Criteria for Local Significance. However, it does not meet Criteria for Geographic Significance 3 or 4.

Criteria for Archaeological Significance:

As the property at 4120 Bassett Street contains no known or unknown prehistoric or historic archaeological resources, it would not be Archaeologically Significant under any of the five of the City of Santa Clara's Criteria for Archaeological Resources. However, should any prehistoric or historic archaeological resources be uncovered in the future, this would be subject to change.

Conclusions and Recommendations

Currently, this property is on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the November 1985 Historic Resources Inventory for the City of Santa Clara, the evaluator finds 4120 Bassett Street to be a fine example of the Neoclassic Cottage architectural style and, as it has undergone only minimal alteration since the time of its construction, to retain sufficient integrity to qualify as a historic property. It appears to continue to be, based on compliance with the National Register of Historic Places Criteria, the California Register of Historic Resources Criteria and the City of Santa Clara's Local Significance Criteria, eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

DPR 523L (1/95) *Required information

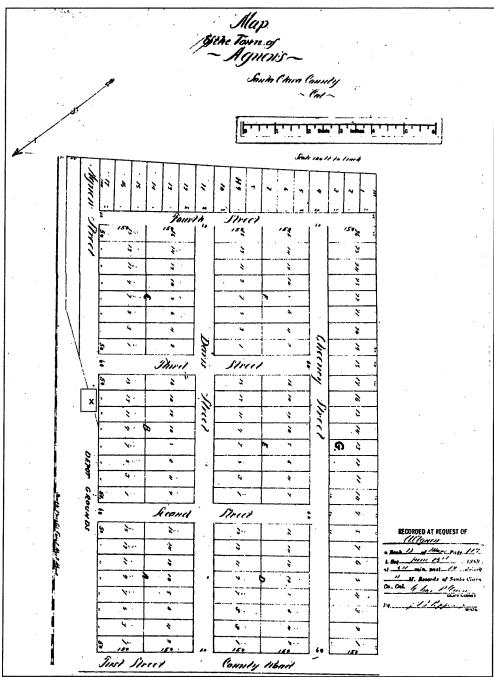
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DEPARTMENT OF PARKS AND RECREATION
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CONTINUATION SHEET

Primary # HRI # Trinomial

Page 13 of 25	*Resource Name or # (Assigned by recorder)	Nora B. & James R. Cutting Residence
*Recorded by: Lorie Garcia	*Date 02/16/2019	Continuation 🛭 Update

Abram Agnew's 1889 "Map of the Town of Agnew's"



Note: First Street - County Road was later renamed Agnew Road. Second Street became Ash Street, Third Street became Beech Street and Fourth Street became Chestnut Street. Today, the road shown as Agnew Road is Bassett Street. Davis and Cheeney Streets remained unchanged. X marks the lot located on Block B, marked 13, the site of the subject residence at 4120 Bassett Street.

DPR 523L (1/95)

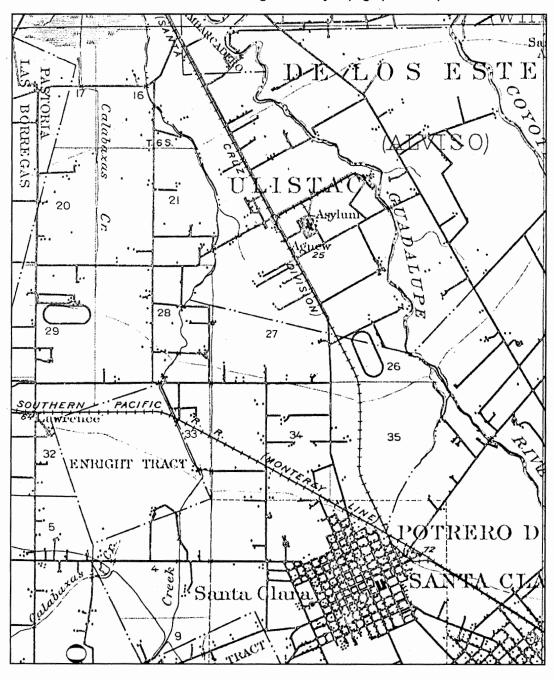
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CONTINUATION SHEET

Primary # HRI # Trinomial

Page 14 of 25	*Resource Name or # (Assigned by recorder)	Nora B. & James R. Cutting Resider	ice
*Recorded by: Lorie Garcia	*Date 02/16/2019	Continuation	Update

1899 United States Geological Survey Topographical map



This 1899 U.S.G.S. Topographical map shows the "State Insane Asylum at Agnews" (below the word Ulistac) with Palm Drive leading from the Santa Clara-Alviso Road to the hospital, and also the town of Agnew. At that time, both the narrow gauge railroad line and the Santa Clara-Alviso Road provided relatively easy access to both for those traveling from the towns of Santa Clara and San Jose.

DPR 523L (1/95) *Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# HRI# Trinomial

Page	15	of	25

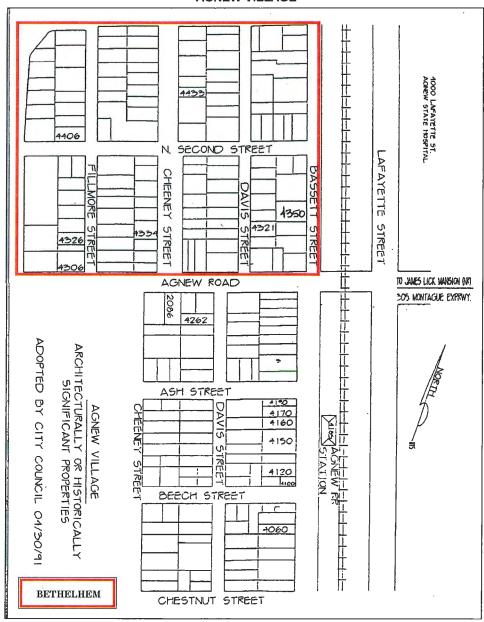
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*Recorded by: Lorie Garcia

*Date 02/16/2019

☐ Continuation ☐ Update

AGNEW VILLAGE



In November 1888, Christian Freyschlag advertised for the sale of lots in the new town of Bethlehem, "The Star of Santa Clara County," which he had founded on his land north of the South Pacific Coast Railroad Station. Seven months later in June 1889, Abram Agnew officially filed his subdivision map for the Town of Agnew's on the land he owned that lay to the south of Freyschlag's. Bethlehem formally merged with Agnew in 1947, although the two towns had really been one community for years.

This 1991 map of Agnew Village Architecturally or Historically Significant Properties, shows the original boundaries of the Town of Bethlehem, outlined in red, to the north of the original Town of Agnew's.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # HRI#

Trinomial

Page <u>16</u> of 25

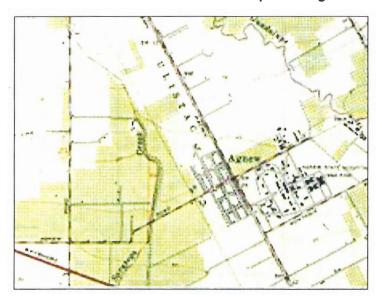
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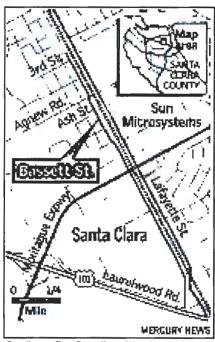
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*Date 02/16/2019

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1953 and 2004 Maps showing Bassett Street and Surrounding Area





Above left is the 1953 USGS map showing Agnew State Hospital to the right (east) of the Southern Pacific railroad tracks, which run parallel to Lafayette Street. The Town of Agnew is on the left (west) side of the tracks. Bassett Street is the street adjacent to the railroad tracks. Note the open farmland which still surrounded the rural town at this time.

Above right is the Mercury News' Map, which appeared in their October 7, 2004, Neighborhood Profile on Bassett Street, showing Agnew Village's relationship to the surrounding area by then. Today, the only change from 2004 is that Sun Microsystems has moved and the site, once occupied by it, belongs to another entity. Note, the line that the points to Bassett Street from the street name identification box. ends almost directly at the location of 4120 Bassett Street.

DPR 523L (1/95) *Required information

State of California — The Resources Agency	,
DEPARTMENT OF PARKS AND RECREATIO	١
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Primary # HRI# Trinomial

Page	17	of	25

*Resource Name or # (Assigned by recorder) James R. & Nora B. Cutting Residence

*Recorded by: Lorie Garcia

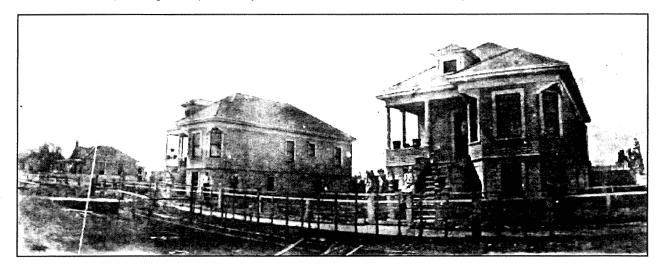
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HISTORIC PHOTOS

4120 Bassett Street, circa 1906

Top photo R. to L., 4120 and its twin at 4100 Bassett Street. The photo below shows Charles N. Davis (standing), James R. and Nora B. (Davis) Cutting and their daughters, 5 year-old Viola and 2 year-old Justine, on the front steps on their home at 4120 Bassett Street. Note the terraced stoop flanking the steps. An alley ran down the center of the block, providing access to the homes from the rear.





DPR 523L (1/95) *Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary # HRI#

CONTINUATION SHEET

Trinomial

Page	18	of	2.	5

*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

*Recorded by: Lorie Garcia

*Date 02/16/2019

☐ Continuation

☑ Update

HISTORIC PHOTOS -- 4120 Bassett Street circa 1985 and 1990

(These photos show the pipe railings that by now have replaced the original, terraced stoop that flanked the front steps and the concrete steps that replaced of the original wooden ones. Note the brick chimney pictured in the photos below. It no longer exists.





DPR 523L (1/95) *Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

25

Primary# HRI# Trinomial

*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

of *Recorded by: Lorie Garcia

Page 19

*Date 02/16/2019

☐ Continuation ☐ Update

Additional Photos



Α S S Ε Т T S Т R Ε Ε

2018 Google aerial view of the property at 4120 Bassett Street, showing the placement of the residence, driveway and detached garage and small detached office building to the rear of the garage, along with the large tree in the rear yard. Note the shed roofed sunroom projecting from the rear of the main body of the house.

DPR 523L (1/95)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 20 of 25

*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

*Recorded by: Lorie Garcia *Date 02/16/2019

☐ Continuation

☑ Update

Additional Photos



Photo No: 100_2394

View: South side-elevation and partial front facade Photo Date: January, 2019; Camera Facing: W



Photo No: 100_2402

View: South side-elevation, showing siding & windows of the main body and basement

Photo Date: January, 2019; Camera Facing: W

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 21 of 25
*Recorded by: Lorie Garcia

*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

*Date 02/16/2019

☐ Continuation

□ Update

Additional Photos



Photo No: 100_2392

View: North side-elevation showing sunroom projection in rear

Photo Date: January, 2019; Camera Facing: S



Photo No: 100_2406

View: North side-elevation and rear facade of sunroom

Photo Date: January, 2019; Camera Facing: E

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 22 of 25

*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

*Recorded by: Lorie Garcia

*Date 02/16/2019

☐ Continuation

Update

Additional Photos



Photo No: 100_2411

View: Rear facade showing sunroom projection & rear steps and landing

Photo Date: January, 2019; Camera Facing: NE



Photo No: 100_2408

View: Rear facade and partial south side-elevation Photo Date: January, 2019; Camera Facing: E State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 23 of 25

*Recorded by: Lorie Garcia

*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

*Date 02/16/2019

☐ Continuation

Update

Additional Photos



Photo No: 100_2416

View: residence and rear side yard from rear property line

Photo Date: January, 2019; Camera Facing: E



Photo No: 100_2413

View: Rear yard from residence showing detached garage and large tree

Photo Date: January, 2019; Camera Facing: W

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI# Trinomial

Page 24 of 25

*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

*Recorded by: Lorie Garcia

*Date 02/16/2019

☐ Continuation

☑ Update

Additional Photos





Photo No: 100_2404

View: Detached garage (not original)

Photo Date: January, 2019; Camera Facing: W

Photo No: 100_2414 View: Detached office building & partial rear of garage Photo Date: January, 2019; Camera Facing: N



Photo No: 100_2415
View: Detached office building & rear facade and south side-elevation of detached garage

Photo Date: January, 2019; Camera Facing: N

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

Page 25 of _

of __25

*Resource Name or # (Assigned by recorder) Nora B. & James R. Cutting Residence

*Recorded by: Lorie Garcia

*Date 02/16/2019

☐ Continuation

☑ Update

Additional Photos



Photo No: 100_2387 View: Main (front) entry door Photo Date: January, 2019; Camera Facing: W



Photo No: 100_2400

View: Decorative front door medallion Photo Date: January, 2019; Camera Facing: W



Photo No: 100_2387

View: Front facing dormer window

Photo Date: January, 2019; Camera Facing: W



Photo No: 100_2399

View: Decorative bay window brackets and drop pendants

Photo Date: January, 2019; Camera Facing: NW



City of Santa Clara

1500 Warburton Avenue Santa Clara, CA 95050 santaclaraca.gov @SantaClaraCity

Agenda Report

25-823 Agenda Date: 8/7/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

PUBLIC HEARING: Recommendation on the Significant Property Alteration / Architectural Review (PLN25-00300) for a 441 Square Foot First Floor Addition and an 818 Square Foot Basement Addition to an Existing Single-Story Residence Resulting in a 2,307 Square Foot Residence on the Historic Resource Inventory With Five Bathrooms Located at 4120 Bassett Street.

File No.: PLN25-00300

Location: 4120 Bassett Street, a 7,504 Square Foot Lot Located about 50 Feet North from the Corner of

Beech Street and Bassett Street

Applicant: Otoniel Rojas Campos

Owner(s): Jeffery Jaurigui

Request: Significant Property Alteration for a Proposed 411 square foot addition, 526 square foot attic

addition/remodel, interior remodel, and conversion/addition to existing basement to create an 818 square foot Accessory Dwelling Unit (ADU), to create a four-bedroom, three-bathroom residence with a 401 square foot detached garage and Accessory Dwelling Unit (ADU) for a

property on the City's Historic Resource Inventory (HRI).

PROJECT DATA

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

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences and five other Historic Resource Inventory (HRI) properties on the block. See Vicinity Map in Attachment 1.
- The property is listed on the City's HRI and was constructed in 1905. The site includes an existing single-family residence, partial subgrade basement with unconditioned space, and a 401 square-foot detached garage at the rear of the residence.
- The project proposes to expand and convert the basement into an accessory dwelling unit (ADU); remodel and expand the main floor at the rear of the structure; remodel and expand the attic living area; demolish the non-historic rear patio and stairway to construct a more appropriate outdoor deck; and replace the concrete front stairs with wood stairs to compliment the home's architecture.
- A similar request was originally heard at the Historical and Landmarks Commission (HLC) on May 17, 2023, and the project was approved unanimously. Due to unforeseen economic and personal circumstances, the project was unable to commence prior to the two-year expiration of the approval. The applicant reapplied for approval with the same development plans and intends to start the project when/if approvals are granted.
- The project is before the HLC in accordance with Historic Preservation Ordinance (Santa Clara City Code 18.130.050), which requires any project determined to be considered a major alteration to an HRI property, shall first receive a recommendation from the HLC.
- The proposed project is the combination of restoration and rehabilitation of a historic residence
 involving interior and exterior alterations and new construction to provide additional living area and
 functional use of the home. The project retains the historic residential use of the property. Currently
 both the attic area and the basement area are unconditioned space. The applicant will make both the
 basement and attic into conditioned space; however, the attic is does not have the ceiling clearance

25-823 Agenda Date: 8/7/2025

(seven feet per California Building Code) to be considered habitable space.

 The proposed rear living area additions, attic roof plane extension, and dormers are distinct from the original structure and are compatible with the size, scale, and massing of the historic architecture.

- The project includes some removal and relocation of existing windows, material salvaging, a new angled bay window on the southside, a new stairwell entry to the ADU, and new attic dormers.
- A Historic Resources Design Review and a Department of Parks and Recreation (DPR) Form 523 were completed by Lorie Garcia of Beyond Buildings. The purpose of the review was to evaluate whether the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation. The analysis concludes that the project at 4120 Bassett Street appears to support an efficient contemporary use while preserving the character-defining features of the historic Neoclassical Rowhouse.
 - The project includes a detailed historic preservation treatment plan included in the development plans to guide the owner and contractor in the proper techniques of construction of the addition and alterations, consistent with the Secretary of the Interior Standards for Rehabilitation.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.130.
- 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.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Significant Property Alteration approval requires the following findings consistent with City Code Section 18.130.050(D):

- 1) The alterations shall be designed to the essential character, features, and defining elements that make the Historic Resource Inventory property significant, in that:
 - The attic addition is proposed at a height lower than the ridge of existing roofline and includes a rear
 facing dormer with gable roof end and double hung windows, and composition shingle roof to match
 existing.
 - The additions, such as the angled bay window on the southside elevation, are compatible with Neoclassical Rowhouse architecture
- 2) The project proposal shall not have a significant adverse effect on the integrity of the Historic Resource Inventory property, in that:
 - The proposal includes selective removal and relocation of existing windows, removal and salvage of
 the original siding and trim for reuse elsewhere, addition of an angled bay window on the main floor of
 the south/side elevation, and installation of new and preserved double hung windows across the
 building elevations.
 - The proposed rear entranceway and stairs are proposed along the rear elevation and would not be visible from the street frontage nor impact the historic integrity of the original building architecture.
- 3) The alterations must be compatible with the existing structure or district, in that:
 - Demolition of the exiting concrete stairs at the front of the home and construction of new terraced stoops in proportion to the original stairs are proposed using the exterior lap siding salvaged during construction of the rear additions and the angled bay window
 - The proposed changes to the residence would maintain the historic residences' Neoclassical Rowhouse architecture.
- 4) The alterations must be consistent with the Secretary of the Interior's Treatment Standards, in that:
 - The project plans include a detailed historic preservation treatment plan on Sheet HP1.0 of the
 Development Plan (Attachment 4) to guide the property owner and contractor in the proper techniques
 for construction of the addition and alterations according to the Secretary of Interior Standards for
 Rehabilitation.

CONDITIONS OF APPROVAL

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

25-823 Agenda Date: 8/7/2025

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Exemption Sections 15301(e)(2)-Existing Facilities and 15331-Historical Resource Restoration / Rehabilitation, in that the project involves an addition and renovations of a historic single-family residence.

PUBLIC CONTACT

Public contact was made by posting the Historical and Landmarks Commission agenda on the City's officialnotice 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 July 24, 2025. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 4120 Bassett will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration.

Prepared by: Daniel Sobczak, Associate 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
- Historic Resources Design Review and DBPR
- 6. 5.17.2023 HLC Meeting Minutes
- 5.17.2023 HLC Staff Report



City of Santa Clara

1500 Warburton Avenue Santa Clara, CA 95050 santaclaraca.gov @SantaClaraCity

Agenda Report

25-855 Agenda Date: 8/20/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN25-00265) for a 349 Square Foot First Floor Addition and a 1,427 Square Foot Second Floor Addition to the Existing 2,240 Square Foot One-Story Residence, resulting in a 4,004 Square-Foot Residence with Seven Bedrooms, Four and a Half Bathrooms at 3109 Alexander Avenue.

File No.: PLN25-00265

Location: 3109 Alexander Avenue a 6,510 square foot property located on the north side of

Alexander Avenue

Applicant: Daniela Sanabria

Owner(s): David Joseph and Anna Segrera Trustee

Request: Architectural Review for a 349 square foot front addition to the existing one-story

residence, a new 28 square-foot front entry porch and a 1,427 square foot second floor

addition to the existing one-story residence resulting in seven bedrooms.

PROJECT DATA

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

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences. See Vicinity Map in Attachment 1.
- The site is currently developed with a 2,240 square foot one-story single-family residence built in 1961.
- Per the Santa Clara City Code 18.120(D)(1d), the request to construct a two-story residence requires Architectural Review approval through a Development Review Hearing.
- The project proposes a 349 square-foot first floor and new 1,427 square -foot second floor to the existing 2,240 square foot single-family resulting in a seven-bedroom and four-and-half bathroom two-story residence, with a 480 square foot two-car garage. The new residence is designed as contemporary two-story home with stucco cladding and shingle hip-style roof.
- 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 front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
 - The second-story front wall is set 27 feet and eleven inches behind the front property line.
 - The second floor is proposed to be 54.82% of the first floor, which is consistent with the guideline that second floor areas should not exceed 66% of the first-floor area.

25-855 Agenda Date: 8/20/2025

- 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.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:
 - The proposal provides the required two covered parking spaces at the front of the residence within the two-car garage.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
 - The proposed project provides areas surfaced with all-weather materials for parking vehicles.
- 2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:
 - The proposed residence would not create traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed two-story residence, and the use will not create a substantive increase in traffic.
- 3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:
 - Architectural features of the proposed design area are true to the architectural form and appropriate for the neighborhood. Surrounding properties are one to two story homes with mixed architectural styles. The applicant has proposed stucco siding, a hipped shingle-roof, first-story stone veneer, and entry porch.
 - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.
- 4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.
- 5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if

25-855 Agenda Date: 8/20/2025

written into and made a part of this title, in that:

• The proposed project is consistent with the City's Single-Family Design Guidelines (2014):

 The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent corner properties.

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 15303 (Class 3 - New Construction or Conversion of Small Structures), in that the proposed project is for the construction of a new single-family residence on a vacant lot, which meets Class 3 exemption requirements.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's officialnotice 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 August 7, 2025. As of the writing of this report, planning staff has not received public comments for this application.

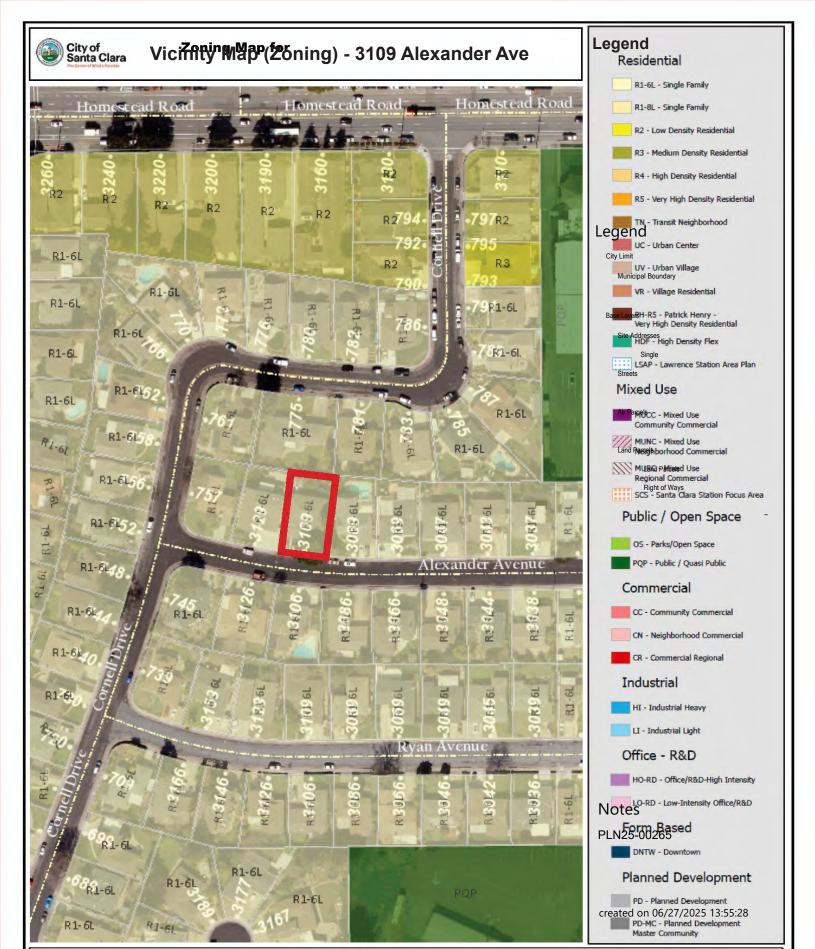
RECOMMENDATION

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 a 349 Square Foot First Floor Addition and a 1,427 Square Foot Second Floor Addition to the Existing 2,240 Square Foot One -Story Residence, resulting in a 4,004 Square-Foot Residence with Seven Bedrooms, Four and a Half Bathrooms at 3109 Alexander Avenue, subject to the findings and conditions of approval.

Prepared by: Summer Foss, Assistant Planner, Community Development Department Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

- 1. Vicinity Map
- 2. Project Data and Compliance Table
- 3. Conditions of Approval
- 4. Development Plans



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©City of Santa Clara



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.

Attachment 2: Project Data/Compliance

Project Address: 3109 Alexander Avenue Zoning: R1-6L Project Number: PLN25-00265

Standard	Existing	Proposed	Requirement	Complies? (Y/N)	
Lot Area (SF) (min):	6,510	6,510	6,000	Y	
Building Square Footage (SF)					
1 st Floor:	1,760	2,097			
2 nd Floor:	NA	1,427			
Basement:	NA	NA			
Accessory Building:	NA	NA	600 SF max	NA	
Garage:	480	480	-		
Porch/Patio:	NA	28			
Total:	2,240	4,004			
Floor Area Ratio:	0.34	0.62			
% of 2 nd floor to 1 st floor:	NA	54.82%	66% max	Y	
Building Coverage (%)					
Building Coverage (All):	34.40%	40%	40% max	Y	
Main Building Setbacks (FT)				•	
Front (1 st floor): (2 nd floor):	21'-2"	21'-1" 27'-11"	20' 25'	Y	
Left Side (1 st floor): (2 nd floor):	5'-3"	5'-3" 10'-2"	5' 10'	Y	
Right Side (1 st floor): (2 nd floor):	5'	5' 10'-1"	5' 10'	Y	
Rear (1 st floor): (2 nd floor):	28'-7"	28'-7"	20'	Y	
Height (FT)				1	
Main building:	13'-11 "	23'-6"	25 '	Y	
# of Bedrooms/Bathrooms:	4/2	7/4.5			
Parking:					
Is the site Gov. Code 65863.2 (AB 2097) eligible?					
Off-street	2	2	2	Y	
Common Living Area (SFR)		923	Min 25%	у	

Conditions of Architectural Review Approval

PLN25-00265 / 3109 Alexander Avenue

Architectural Review for the addition of 349 square feet to the first floor and a 1,427 square-foot second floor to the existing 2,240 square foot single-story home, resulting in a 4,004 square-foot seven-bedroom, four and a half-bathroom two-story residence with a new 28 square-foot front porch.

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 August 27, 2027
- 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.

Meeting Date: August 20, 2025 Page 1

- 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)

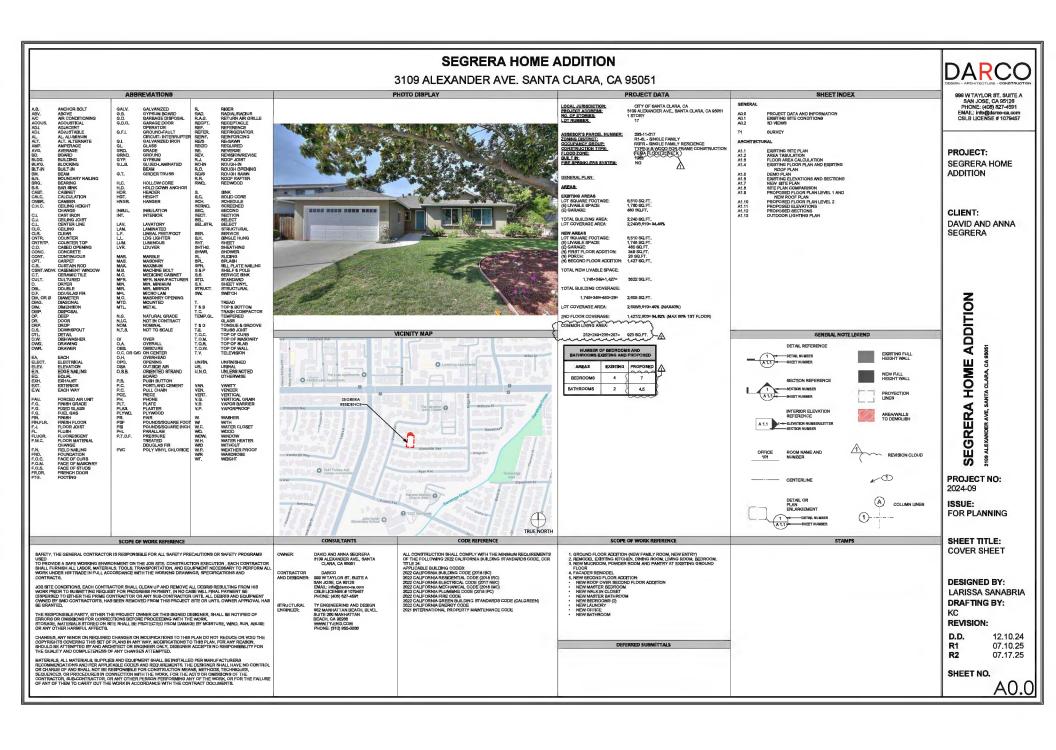
ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

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.



EXISTING SITE CONDITIONS







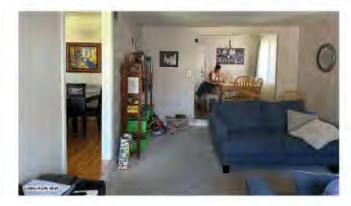


EXTERIOR VIEWS















999 W TAYLOR ST. SUITE A SAN JOSE, CA 95128 PHONE: (408) 827-4591 EMAIL: info@darco-ca,com CSLB LICENSE # 1079457

PROJECT: SEGRERA HOME ADDITION

CLIENT: DAVID AND ANNA SEGRERA

SEGRERA HOME ADDITION

PROJECT NO: 2024-09

ISSUE: FOR PLANNING

SHEET TITLE: EXISTING CONDITIONS

DESIGNED BY: LARISSA SANABRIA DRAFTING BY: KC

REVISION:

12.10.24 07.10.25 07.17.25 D.D. R1 R2

SHEET NO.

3D VIEWS









DARCO

999 W TAYLOR ST. SUITE A SAN JOSE, CA 95128 PHONE: (408) 827-4591 EMAIL: info@darco-ca,com CSLB LICENSE # 1079457

PROJECT:

SEGRERA HOME ADDITION

CLIENT:

DAVID AND ANNA SEGRERA

SEGRERA HOME ADDITION

PROJECT NO: 2024-09

ISSUE: FOR PLANNING

SHEET TITLE: 3D VIEWS

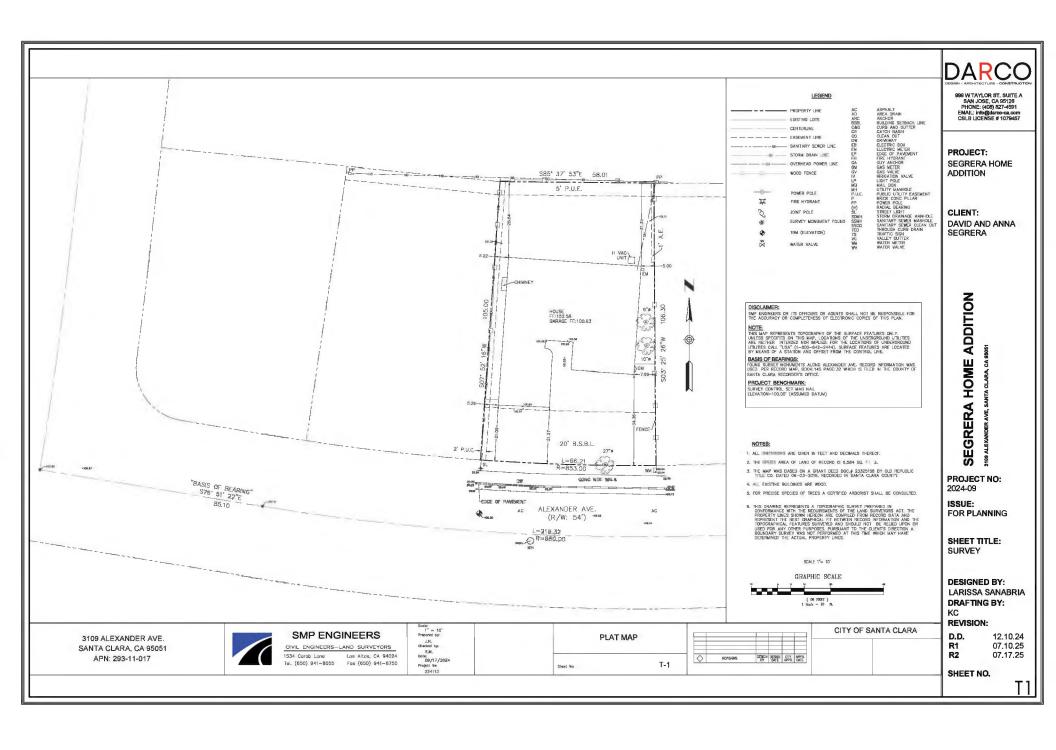
DESIGNED BY: LARISSA SANABRIA DRAFTING BY: KC

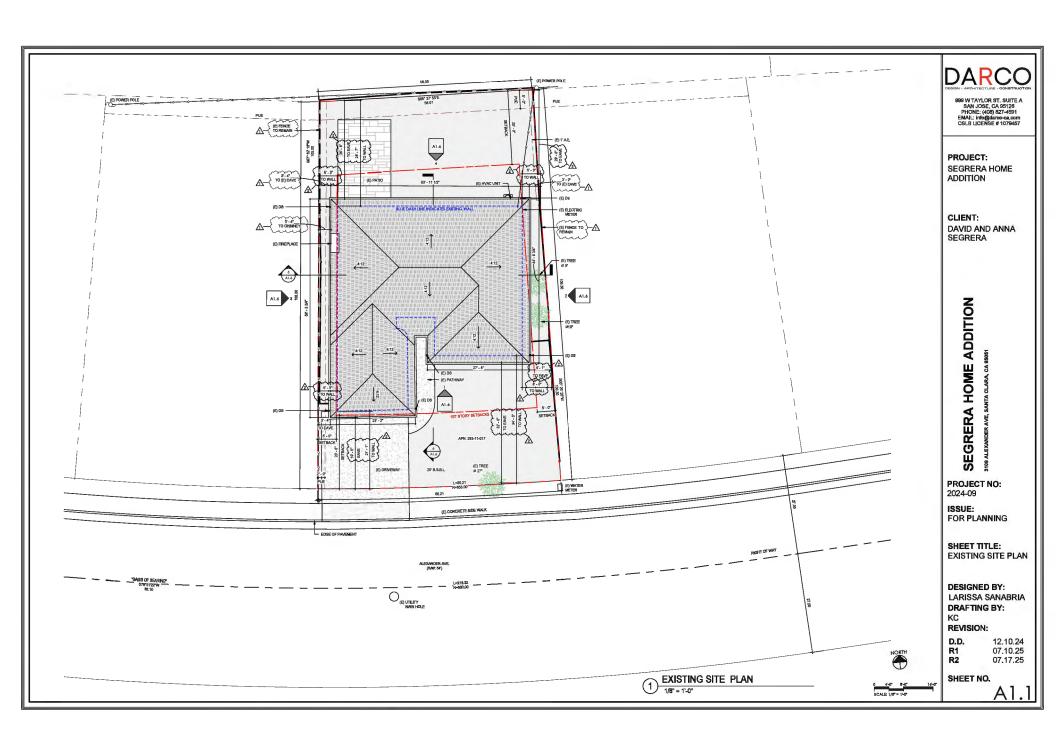
REVISION:

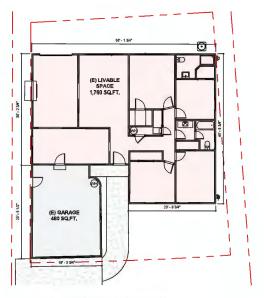
D.D. 12.10.24 R1 07.10.25 R2 07.17.25

SHEET NO.

A0.2







EXISTING AREAS TABULATION (E) LINABLE SPACE 1,780 SQ.FT. 490 SQ.FT. TOTAL BUILDING AREA 2,240 SQFT. 2,2408,510-34,409

NEW AREAS TABULATION (E) LIMABLE SPACE 1,748 8Q.FT. 480 8Q.FT. 349 8Q.FT. #0.14T FLOOR ADDITION 28 8Q.FT. (N) PORCH (0) 2ND FLOOR ADDITION 1.427 SQ.FT. TOTAL 90 LIVABLE SPACE 1,748+348+1,427 2,605 SQ.FT. 2,805/8,510-40%

DARCO 999 W TAYLOR ST. SUITE A SAN JOSE, CA 95126 PHONE: (408) 827-4591 EMAIL: info@darco-ca,com CSLB LICENSE # 1079457

PROJECT: SEGRERA HOME ADDITION

CLIENT: DAVID AND ANNA SEGRERA

SEGRERA HOME ADDITION

PROJECT NO: 2024-09

ISSUE: FOR PLANNING

SHEET TITLE: AREA TABULATION

DESIGNED BY: LARISSA SANABRIA DRAFTING BY: KC

REVISION:

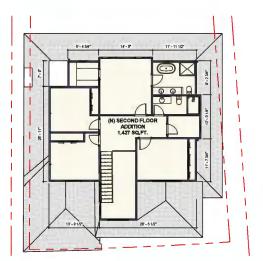
D.D. 12.10.24 07.10.25 R1 R2 07,17,25

SHEET NO.

EXISTING AREA TABULATION

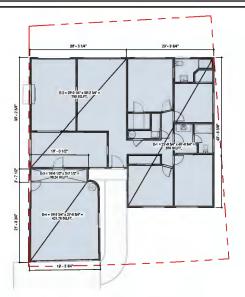


(N) LEVEL 1 AREA TABULATION
1/8" = 1'-0"



(N) LEVEL 2 AREA TABULATION
1/8" = 1'-0"

0 4-0 5-0 SCALE: 1/5 = 140



FLOOR AREA CALCULATION ITEM WIDTH DEPTH PLOOR AREA 26-3 1A* 30-2 5A* 790 8Q,FT, E-3 16'-0 1/2" 3'-7 1/2" 56.24 BOJET. E-4 19-3 34" 21-9 34" 421,76 BQ,FT, L1-1 18-7 1/2" 13-4" 221.2 SQFT. L1-2 21-8" 12-5 1#" L1-5 29-8 SH* 29-11 SH* L1-4 29-3 14* 30-2 SH* 620 SQJFT. 790 SQ.FT. L1-6 18-4 1/2" 3-7 1/2" 58,34 SQ.FT. L1-6 Z-11 3H* 31-7 1/Z* 10,80 BQFT, L1-7 19-3 34" 21-9 34" L1-8 9-5" 19-7 14" 421.76 8Q.FT. 177 8QFT. L1-8 2-21/2 4-3* 2,577 SQFT. 13-1 26-4 34" 32-10 34" 681 SQFT. 13-2 13-6" 29-11" MR.28 SQ.FT. 12-5 8-4 54" 7-4" SILIS SQLFT. L2-4 14-8 SAP 11-0 1AP 15 8Q.FT. 12-5 11-21/4" 12-01/4" 13JH SQFT. L2-8 10-2 3/4" 10-8" 108 SQ.FT. 1,427 5Q.FT.

DARCO
DESIGN A ADDITION OF ST. OUTT A

999 W TAYLOR ST. SUITE A SAN JOSE, CA 95126 PHONE: (408) 827-4591 EMAIL: info@darco-ca,com CSLB LICENSE # 1079457

PROJECT: SEGRERA HOME ADDITION

CLIENT: DAVID AND ANNA SEGRERA

SEGRERA HOME ADDITION

PROJECT NO: 2024-09

ISSUE: FOR PLANNING

SHEET TITLE: FLOOR AREA CALCULATION

DESIGNED BY:
LARISSA SANABRIA
DRAFTING BY:
K.C.

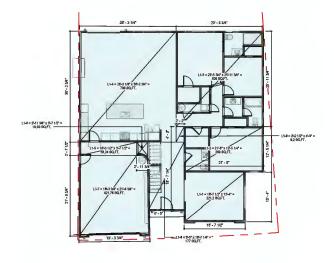
K.C. REVISION:

D.D. 12.10.24 R1 07.10.25 R2 07.17.25

SHEET NO.

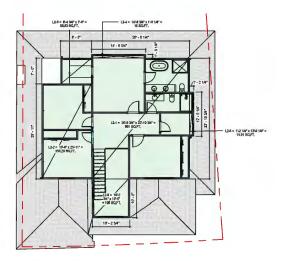
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EXISTING FLOOR AREA CALCULATION



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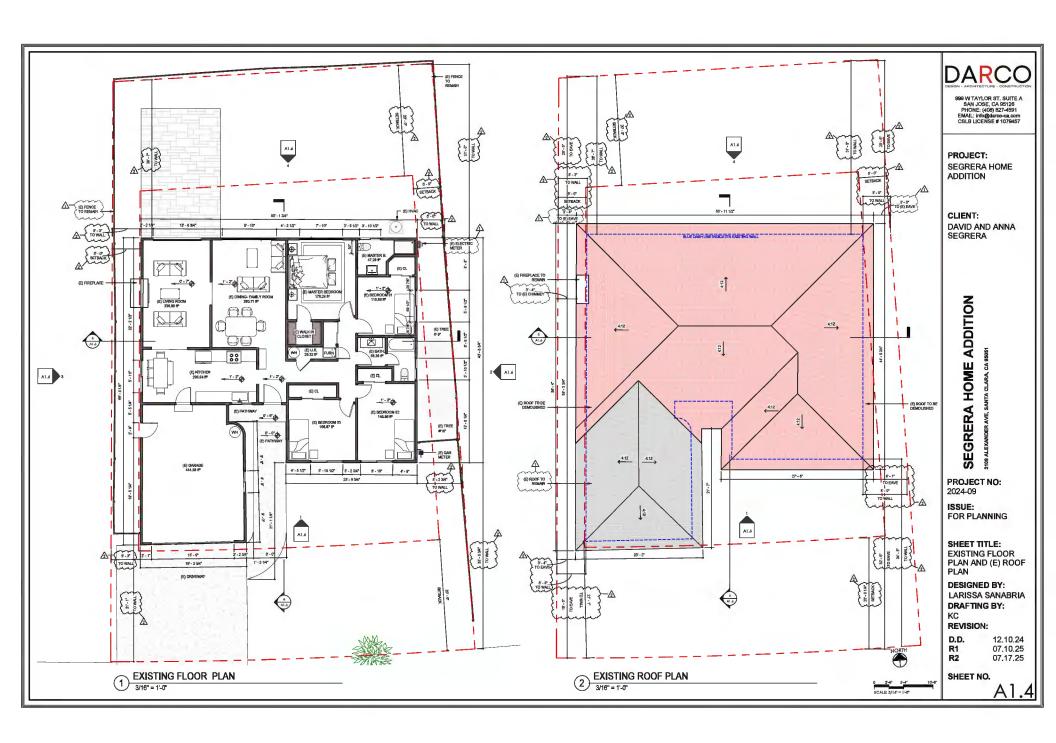
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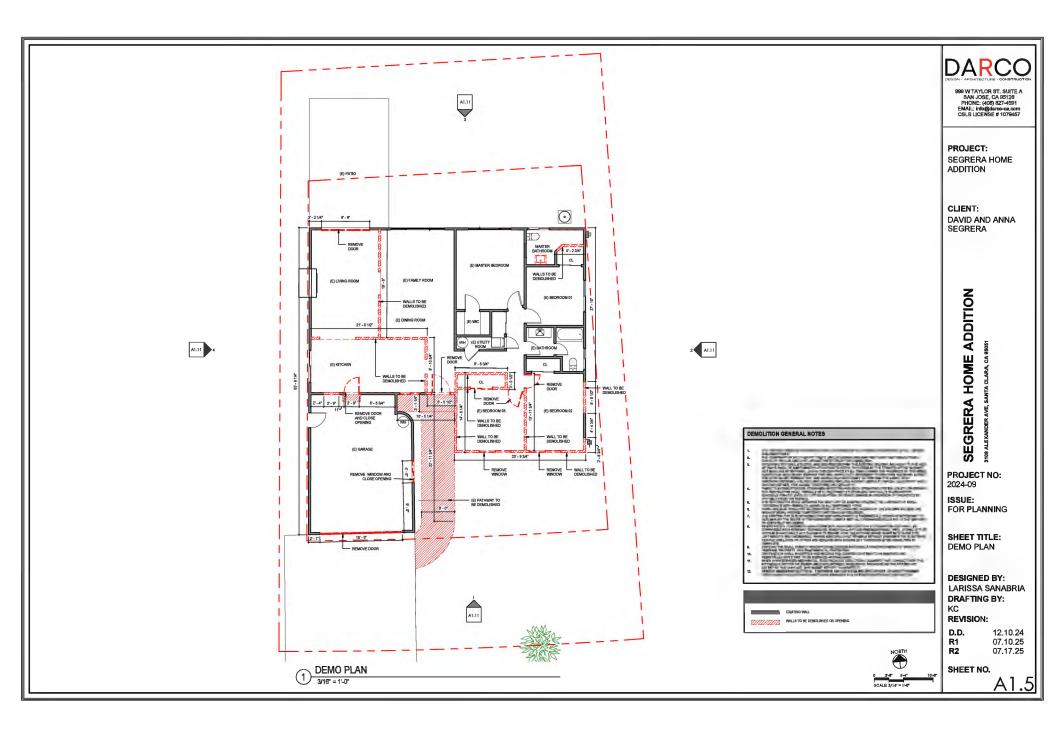


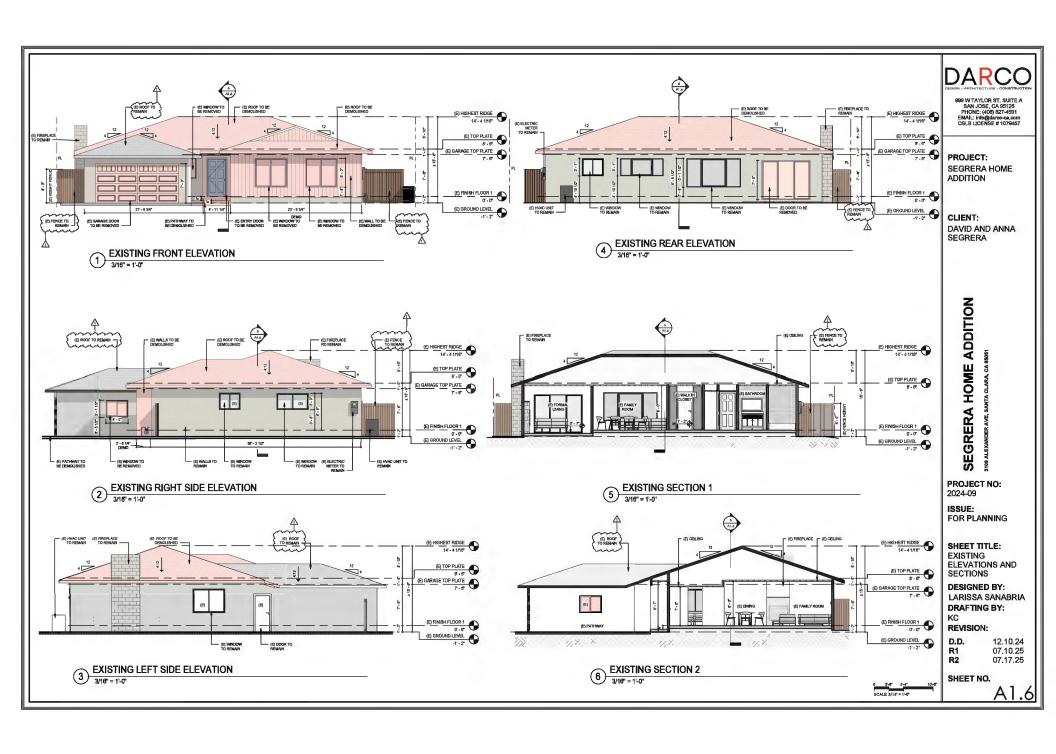
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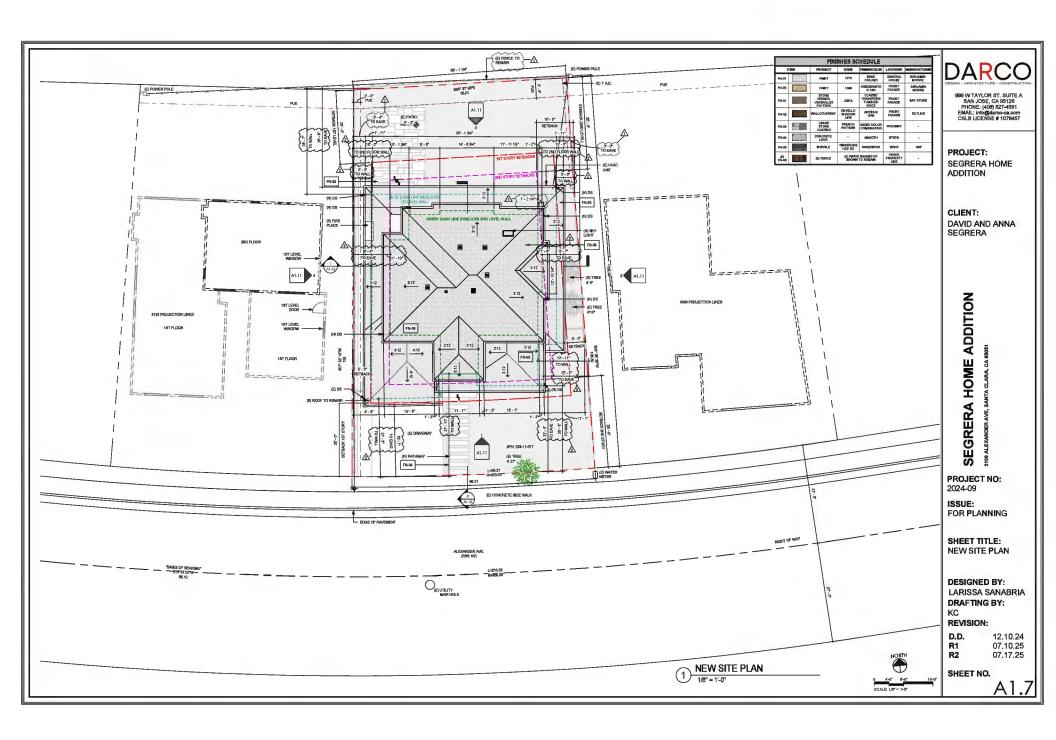


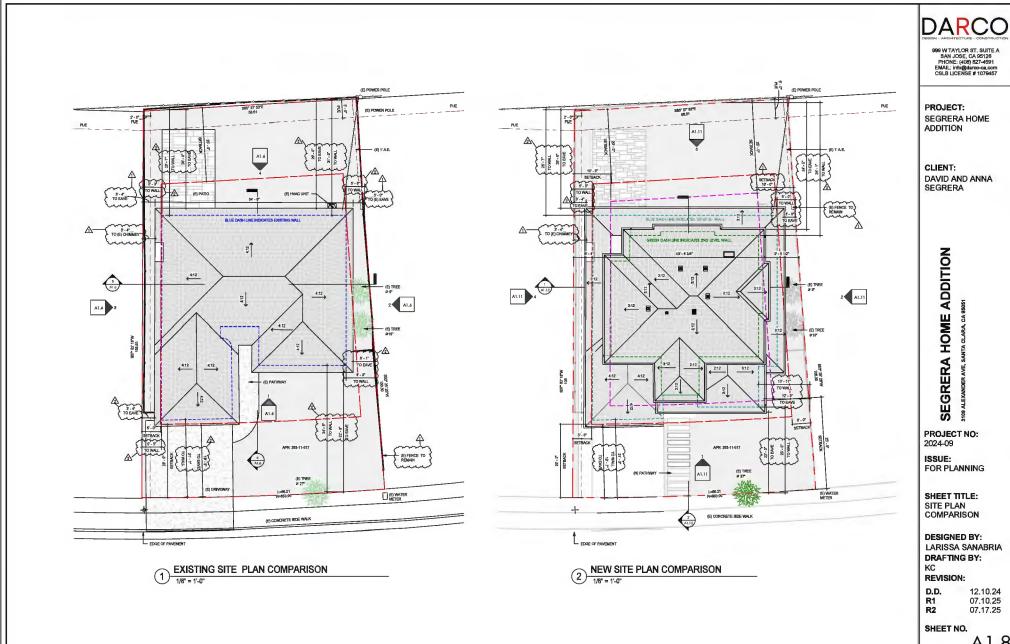
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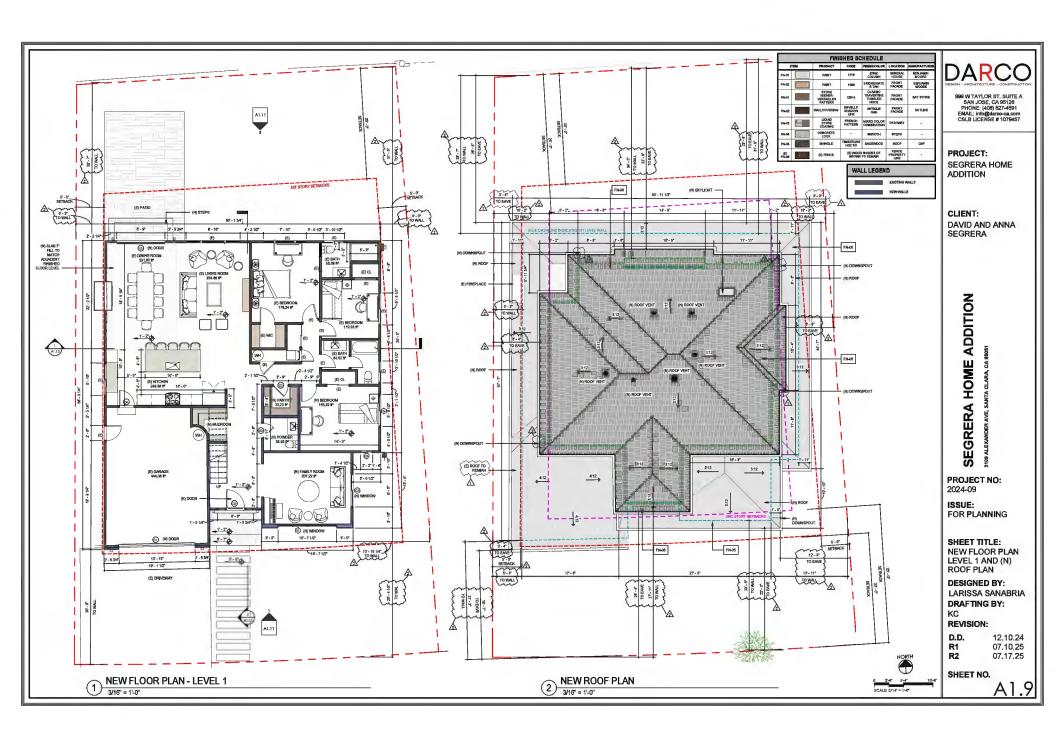


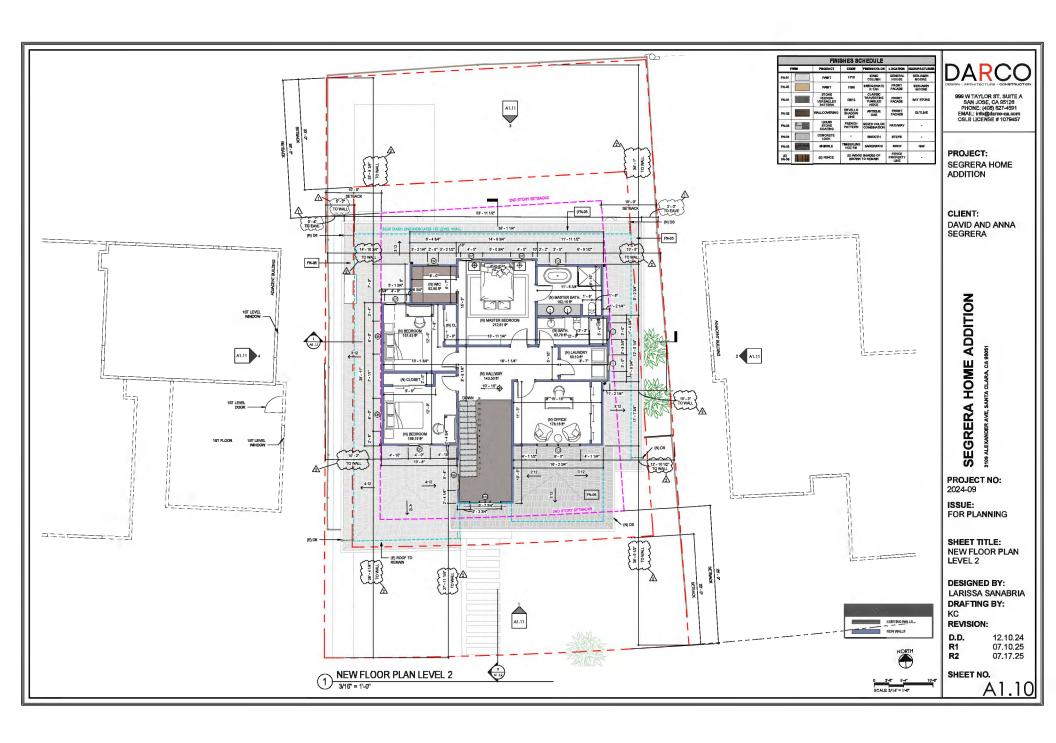


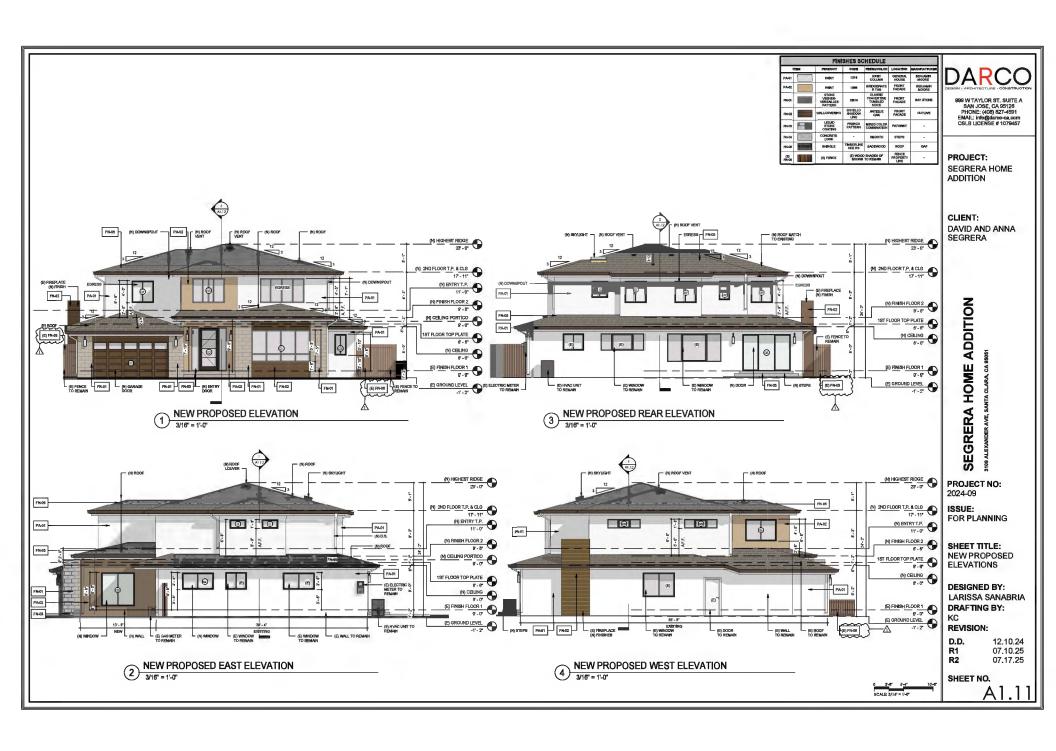


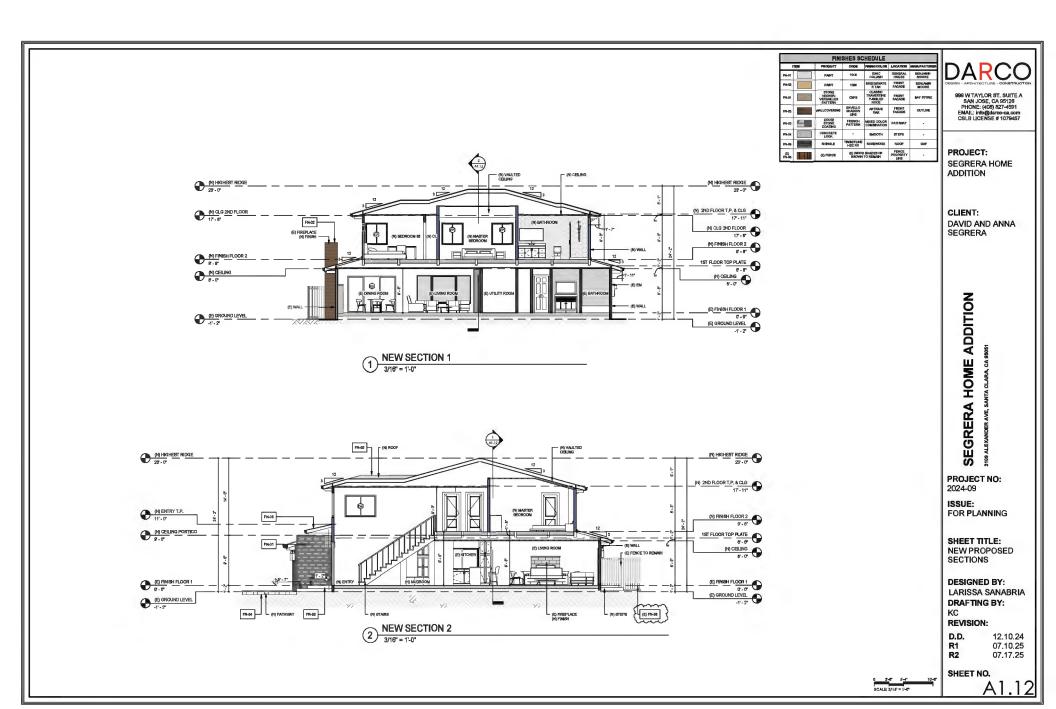


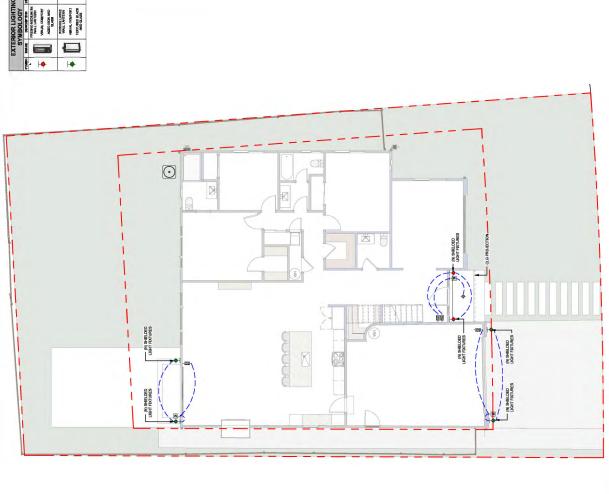


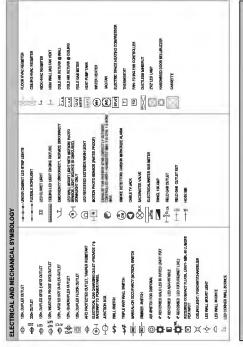












PROJECT: SEGRERA HOME ADDITION

CLIENT: DAVID AND ANNA SEGRERA

DARCO

999 W TAYLOR ST. SUITE A SAN JOSE, CA 95128 PHONE: (400) 827-4531 EMAIL: infe@darno-ca.com CSLB LICENSE # 1078457

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SHEET NO.

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1 3/15" NEW OUTDOOR LIGHTING PLAN

SEGRERA HOME ADDITION

ISSUE: FOR PLANNING

PROJECT NO: 2024-09

SHEET TITLE: OUTDOOR LIGHTING PLAN

DESIGNED BY: LARISSA SANABRIA DRAFTING BY: KC REVISION:

2. E 25

12.10.24 07.10.25 07.17.25



City of Santa Clara

1500 Warburton Avenue Santa Clara, CA 95050 santaclaraca.gov @SantaClaraCity

Agenda Report

25-856 Agenda Date: 8/20/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN25-00228) for the demolition and reconstruction of a 4,007 Square Foot Two-Story Residence with Four Bedrooms, Three and a Half Bathrooms, a 297 Square Foot covered porch, and an attached 601 Square Foot First-Story Accessory Dwelling Unit at 271 Madrone Avenue.

File No.: PLN25-00228

Location: 271 Madrone Avenue a 7,829 square foot property located on the east side of Madrone

Avenue

Applicant: Suling Slaton

Owner(s): Suhas Hariharapura Sheshadri & Supriya Sridhar

Request: Architectural Review for the demolition and reconstruction of a new 4,007 square foot

two story, four bedroom, a 297 square foot covered porch, and three and a half bath

home with a 601 square foot attached Accessory Dwelling Unit.

PROJECT DATA

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

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences. See Vicinity Map in Attachment 1.
- The site is currently developed with a 2,182 square foot one-story single-family residence.
- Per the Santa Clara City Code 18.120(D)(7), the request requires Architectural Review approval through a Development Review Hearing.
- The project proposes the demolition of the existing 2,182 square-foot single story residence
 and the construction of a 4,007 square foot four-bedroom and three-and-half bathroom twostory residence, with a 601 square foot first story additional dwelling unit. The new residence
 is designed as a contemporary two-story residence with stucco cladding and shingle hip-style
 roof.
- 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 front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
 - The second-story front wall is set 31 feet and one inch behind the front property line.
 - Second-story side windows are either obscured or have a five-foot windowsill height.
 - o The second floor is proposed to be 58.86% of the first floor, which is consistent with the

25-856 Agenda Date: 8/20/2025

guideline that second floor areas should not exceed 66% of the first-floor area.

- 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.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:
 - The proposal provides the required two covered parking spaces at the front of the residence with the two-car garage.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
 - The proposed project provides areas surfaced with all-weather materials for parking vehicles.
- 2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:
 - The proposed residence would not create traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed two-story residence, and the use will not create a substantive increase in traffic.
- 3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:
 - Architectural features of the proposed design area are true to the architectural form and appropriate for the neighborhood. Surrounding properties are one to two story homes with mixed architectural. The applicant has proposed stucco siding, a hipped shingle-roof, and entry.
 - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.
- 4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:
 - The project is subject to the California Building Code and City Code requirements, which serve
 to regulate new construction to protect public health, safety, and general welfare.
- 5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The

25-856 Agenda Date: 8/20/2025

policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The proposed project is consistent with the City's Single-Family Design Guidelines (2014):
 - The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent corner properties.

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 15303 (Class 3 - New Construction or Conversion of Small Structures), in that the proposed project is for the construction of a new single-family residence on a vacant lot, which meets Class 3 exemption requirements.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing 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 August 7, 2025. As of the writing of this report, planning staff has not received public comments for this application.

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 a new 4,007 Square Foot Two-Story Residence with Four Bedrooms, Three and a Half Bathrooms, a 297 Square Foot covered porch, and an attached 601 Square Foot First-Story Accessory Dwelling Unit at 271 Madrone Avenue, subject to the findings and conditions of approval.

Prepared by: Summer Foss, Assistant Planner, Community Development Department Approved by: Sheldon Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

- 1. Vicinity Map
- 2. Project Data and Compliance Table
- 3. Conditions of Approval
- 4. Development Plans
- 5. Public Correspondence



Vicinity Map (Zoning) - 271 Madrone









Notes

PLN25-00228

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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.

Attachment 2: Project Data/Compliance

Project Address: 271 Madrone Avenue Zoning: R1-6L Project Number: PLN25-00228

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	7,829	7,829	6,000	Y
Building Square Footage (SF)			
1 st Floor:	1,687	2,020		
2 nd Floor:	NA	1,492		
ADU (attached):	NA	601		
Garage:	495	495	400 sf	Y
Porch/Patio:	NA	120 Front 297 Rear		
Total:	2,182	4,007		
Floor Area Ratio:	27.87%	58.86%		
% of 2 nd floor to 1 st floor:		47.88%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	27.8%	37.4%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	20'	20'- 9"	20'	Y
(2 nd floor):		31'-1"	25'	
Left Side (1st floor):	5'	5'	5'	Y
(2 nd floor): Right Side (1 st floor):	5'	13' 5'	10' 5'	Y
(2 nd floor):	3	19'- 3"	10'	'
Rear (1 st floor): (2 nd floor):	20'	36'- 6 36'- 6"	20'	Y
Height (FT)				
Main building:	14' 7"	24'- 2"	25'	Υ
# of Bedrooms/Bathrooms:	3/2	4/3½ ADU:1bed/1bath		
Parking:				
Is the site Gov. Code 65863.2	(AB 2097) e	ligible?		
Off-street	2	2	2	У
Common Living Area (SFR)		984	Min 25%	у

Conditions of Architectural Review Approval

PLN25-00228 / 271 Madrone Avenue

Architectural Review (PLN25-00228) for the demolition and reconstruction of a 4,424 Square Foot Two-Story Residence with Four Bedrooms, Three and a Half Bathrooms, and an attached 601 Square Foot First-Story Accessory Dwelling Unit at 271 Madrone Avenue.

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 August 20, 2027
- 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)

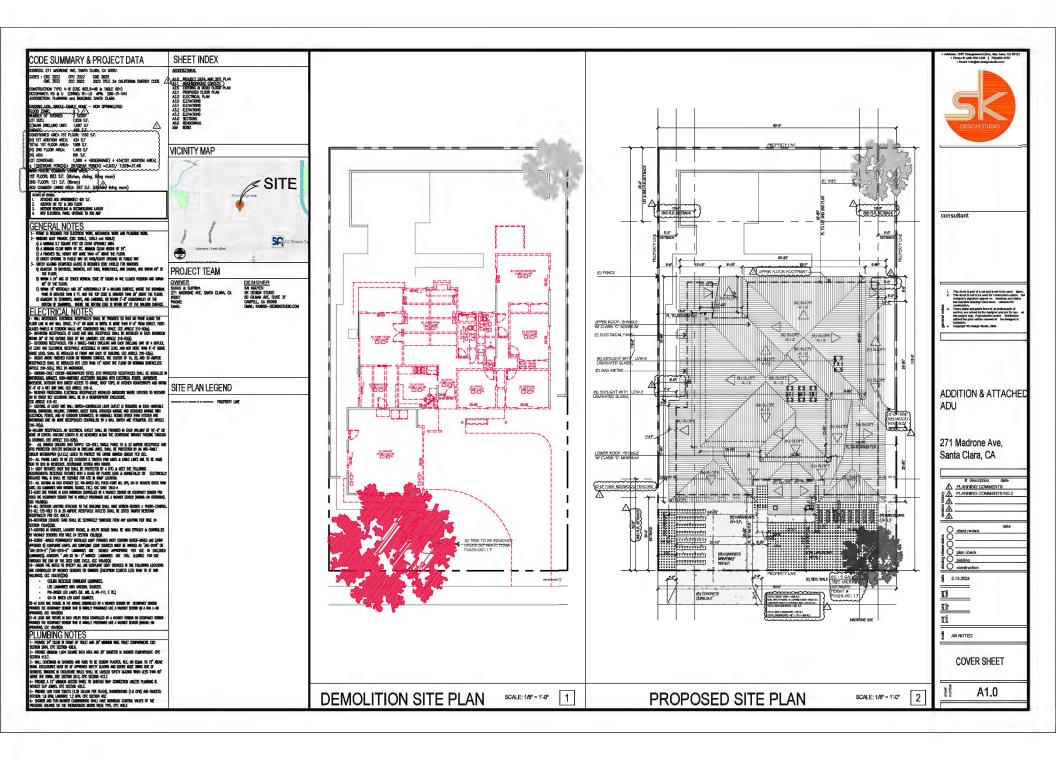
ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

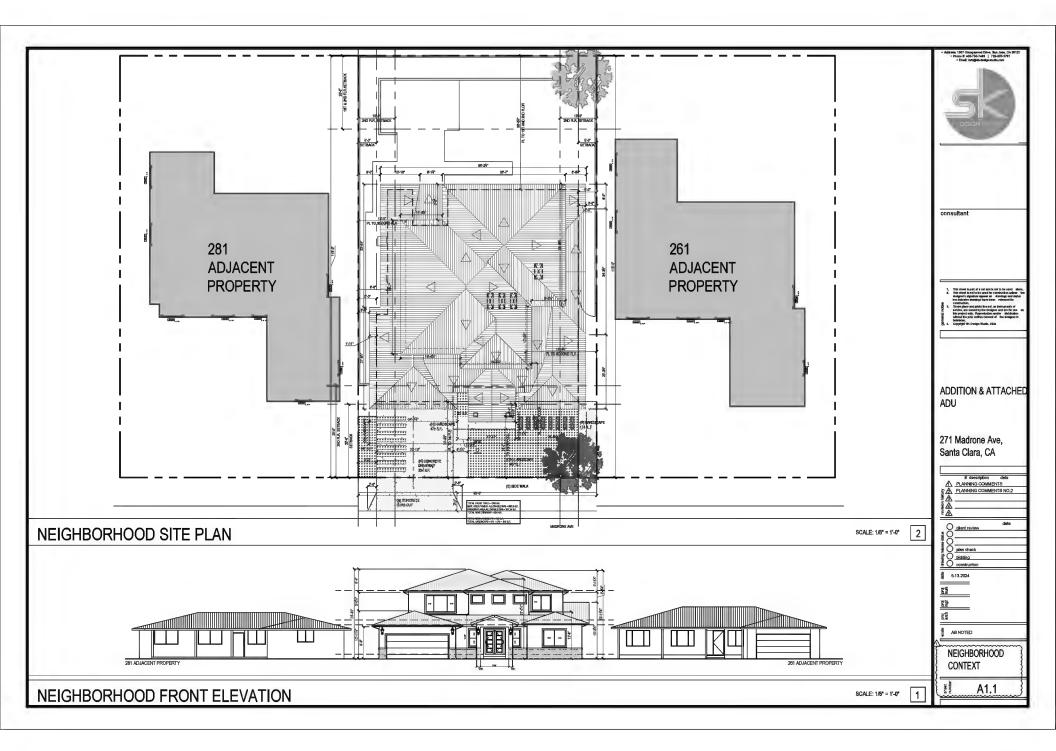
Permittee/Property Owner

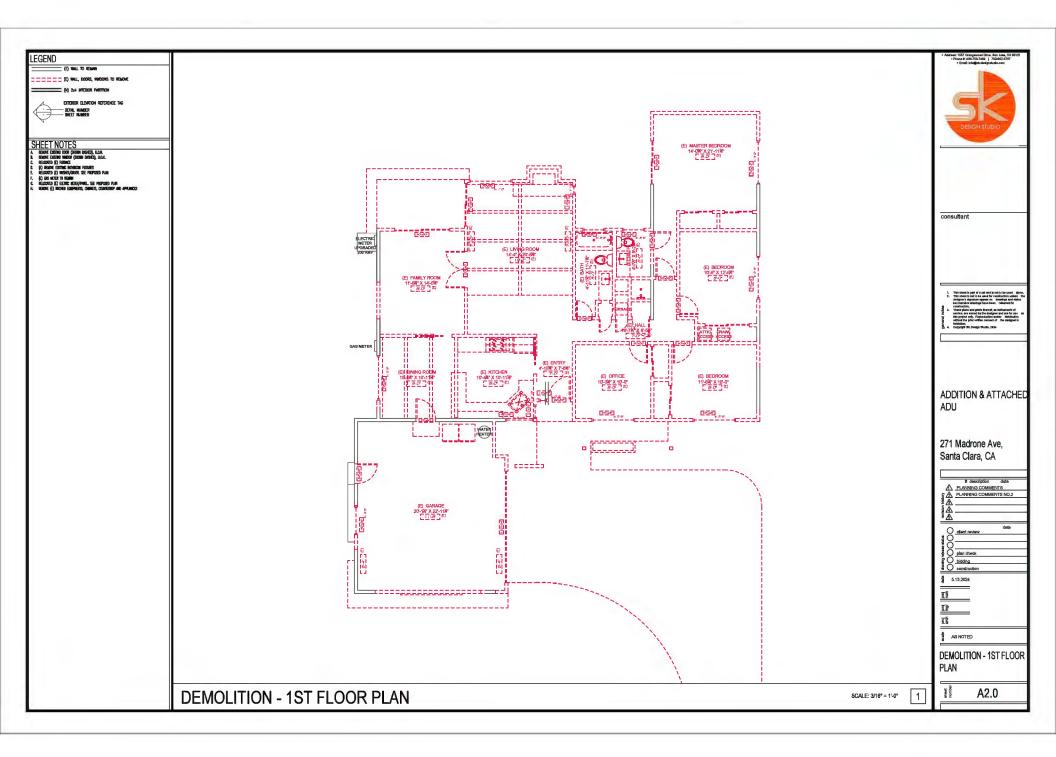
The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

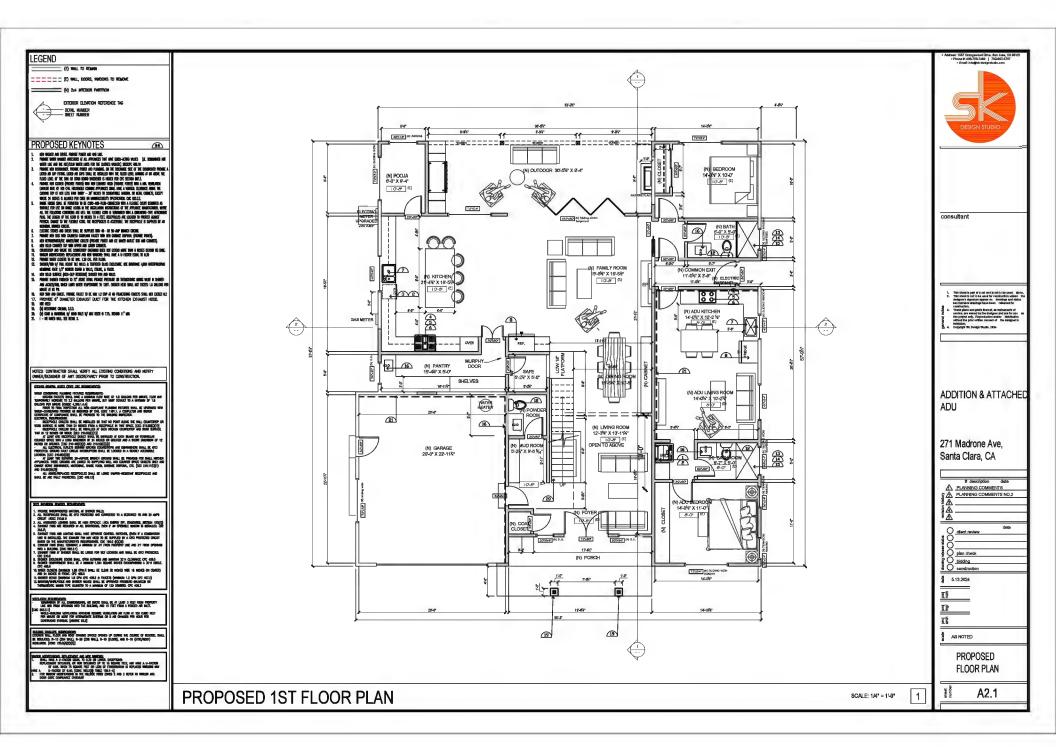
Signature:	
Printed Name:	
Relationship to Property:	
Date:	

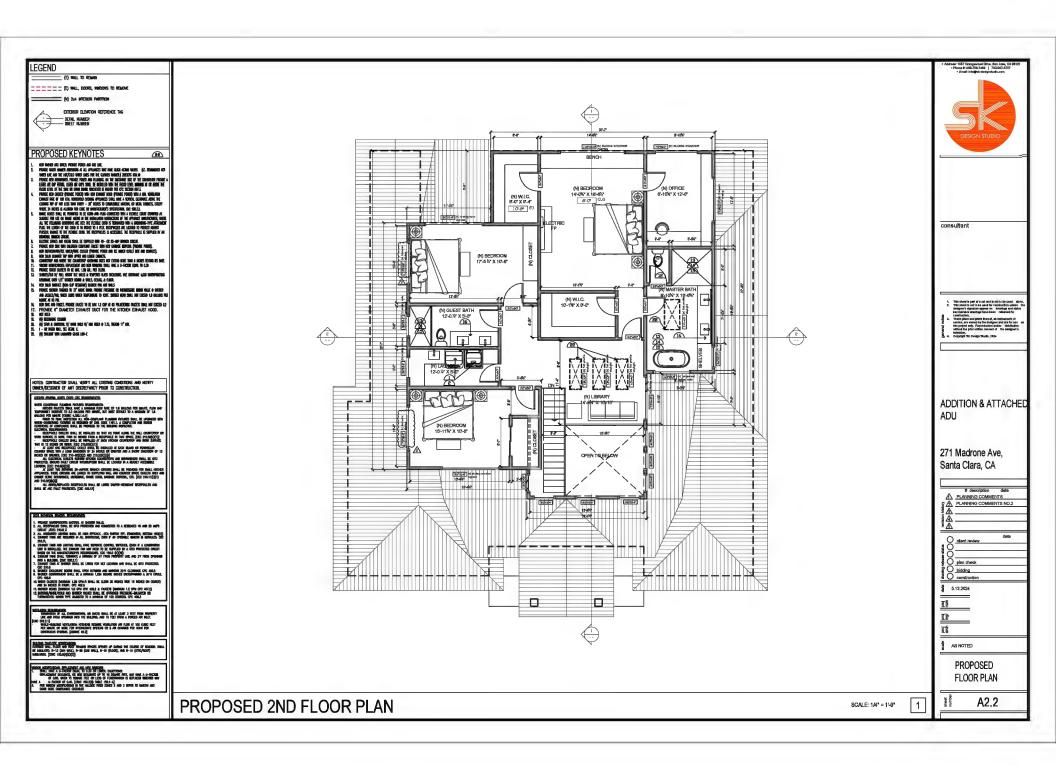
Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

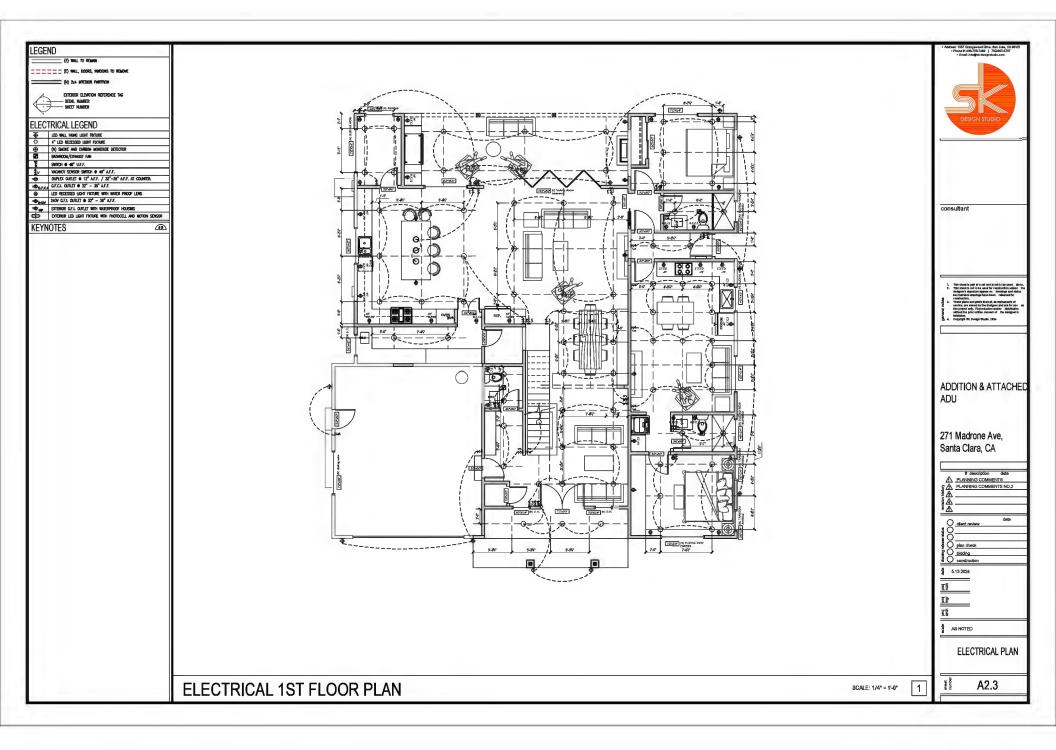


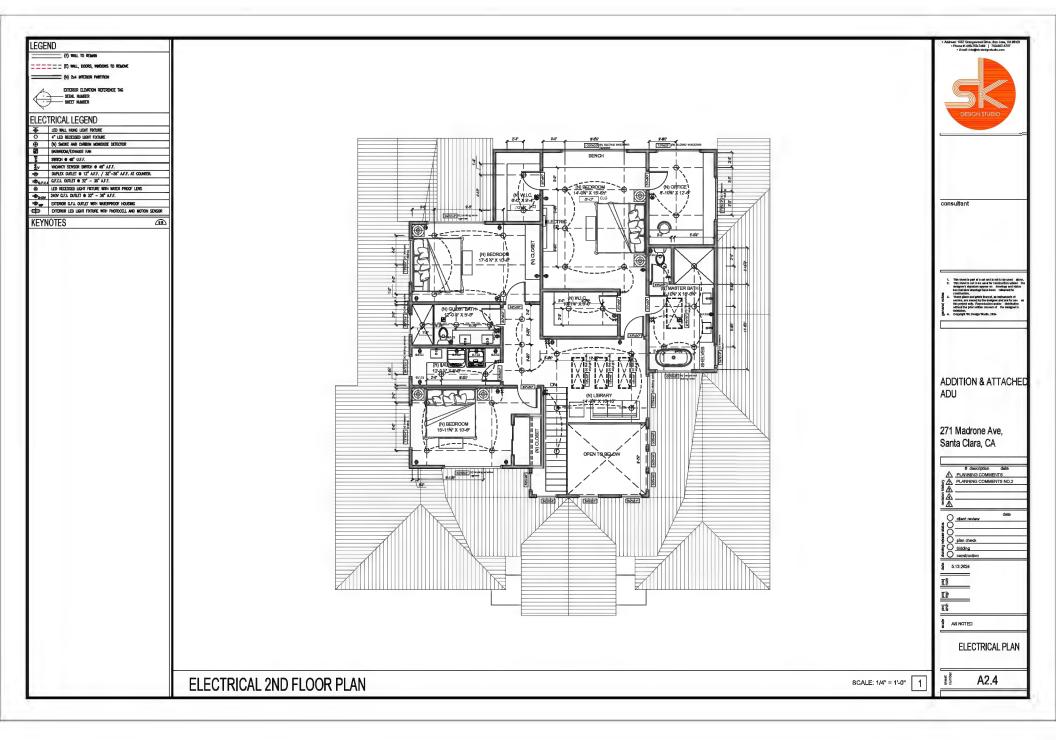


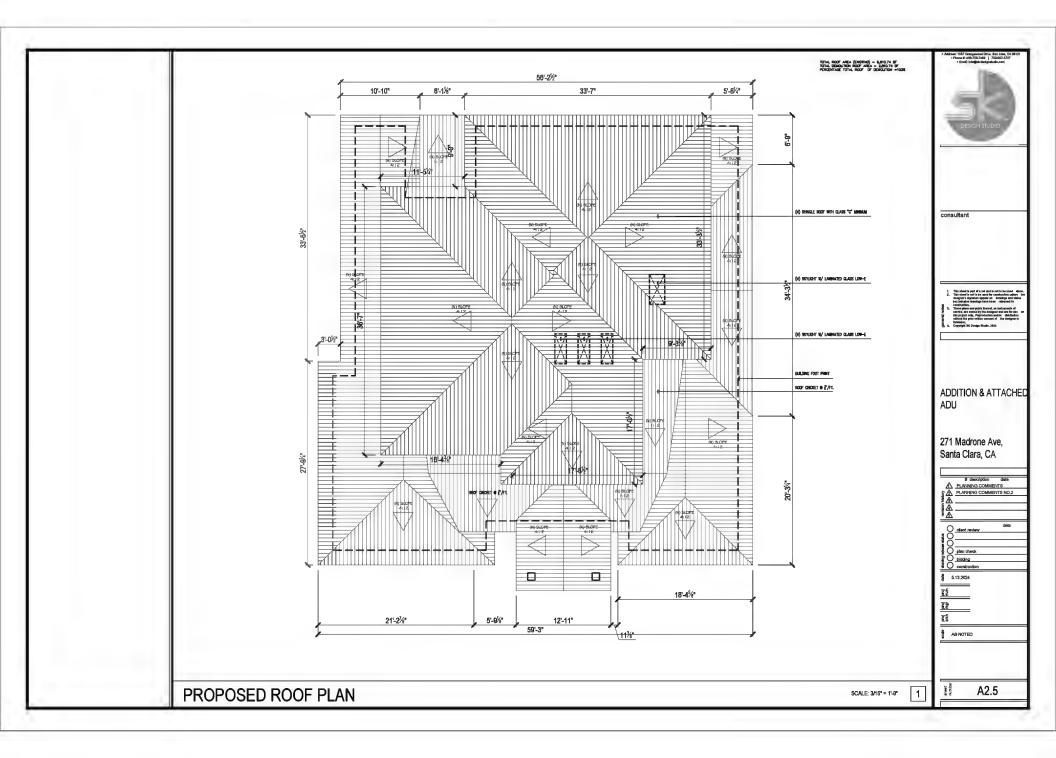


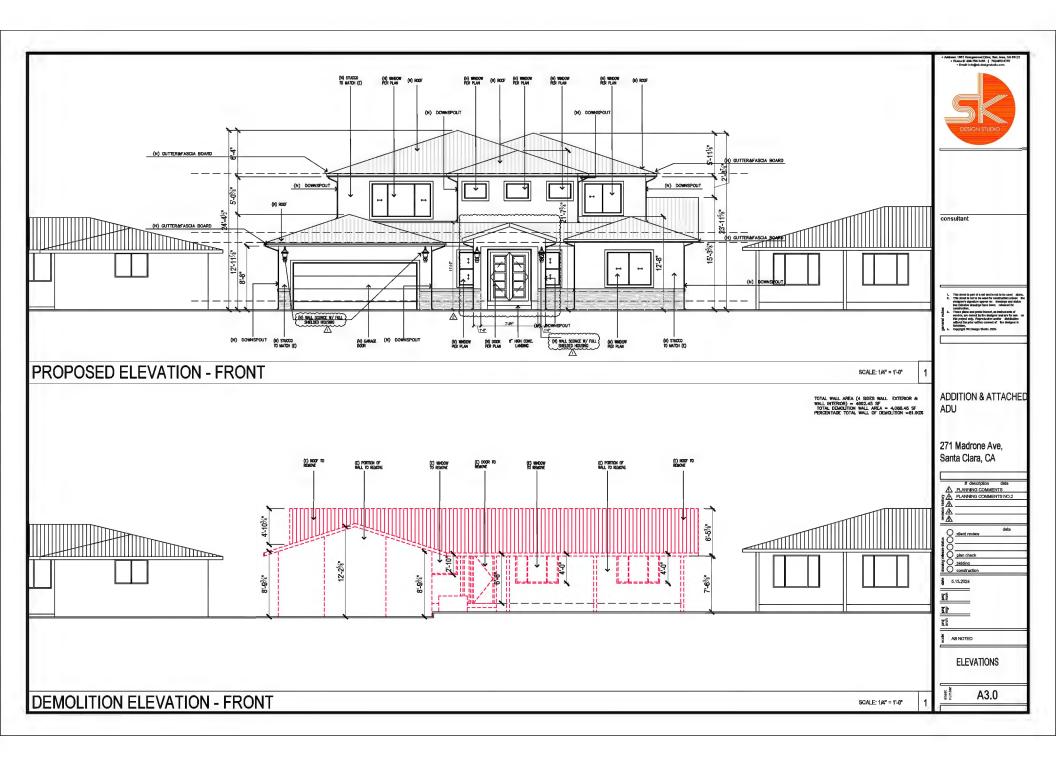


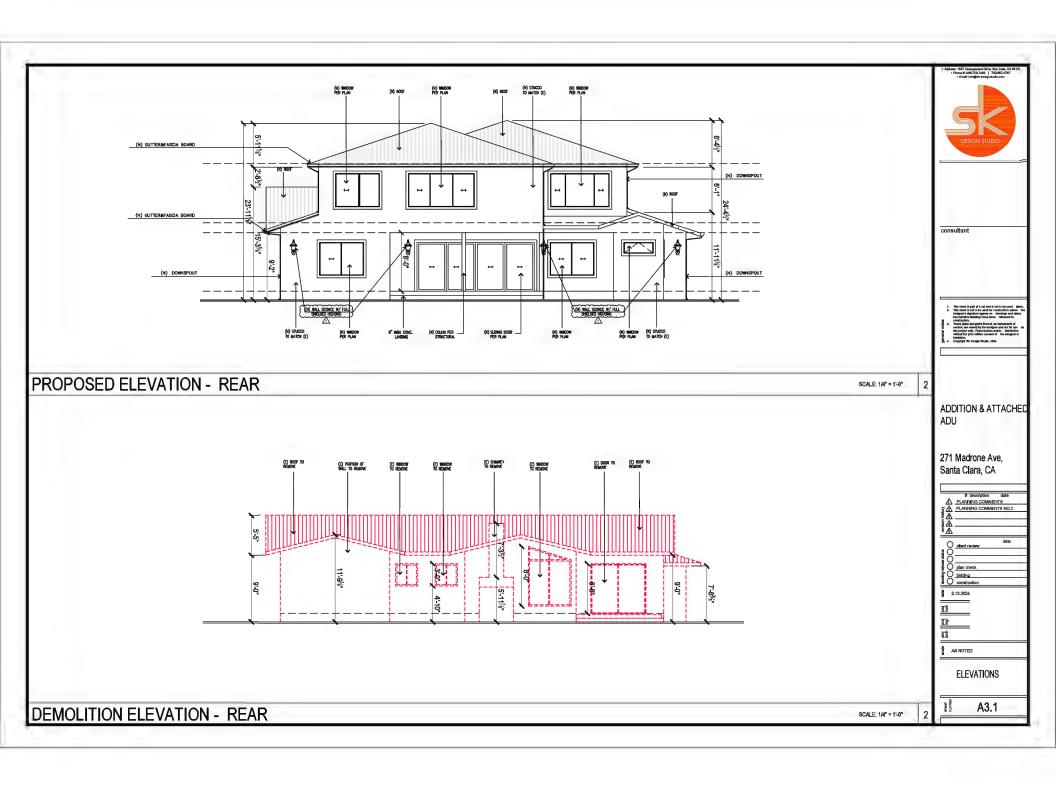


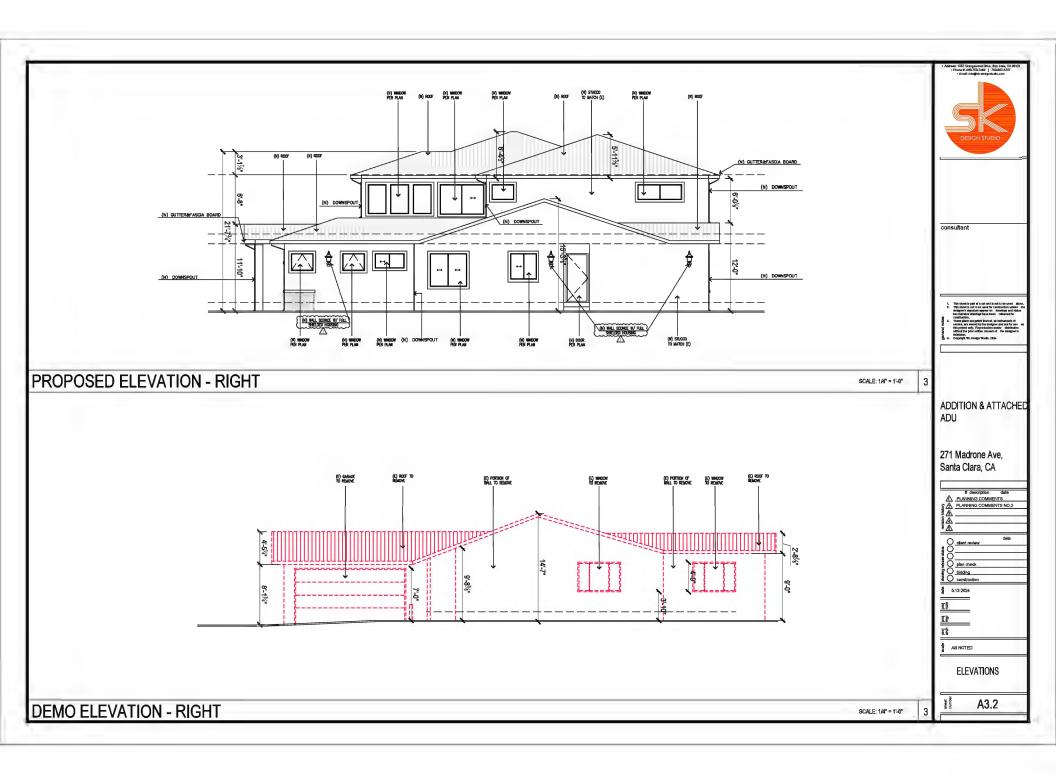


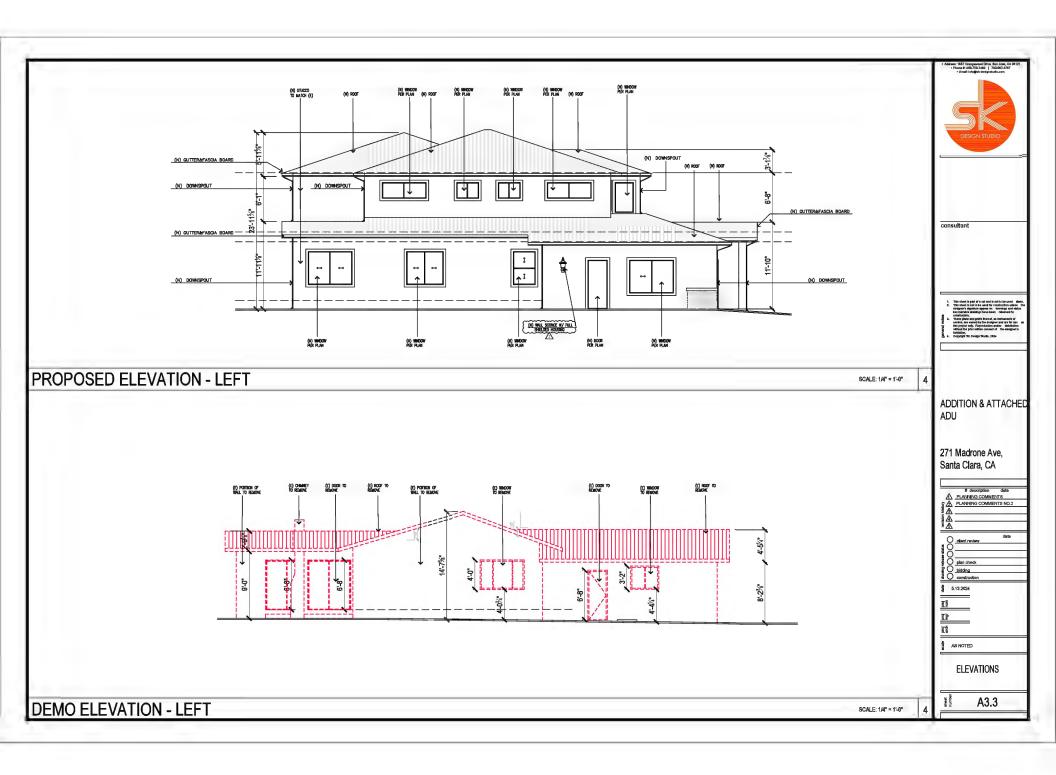


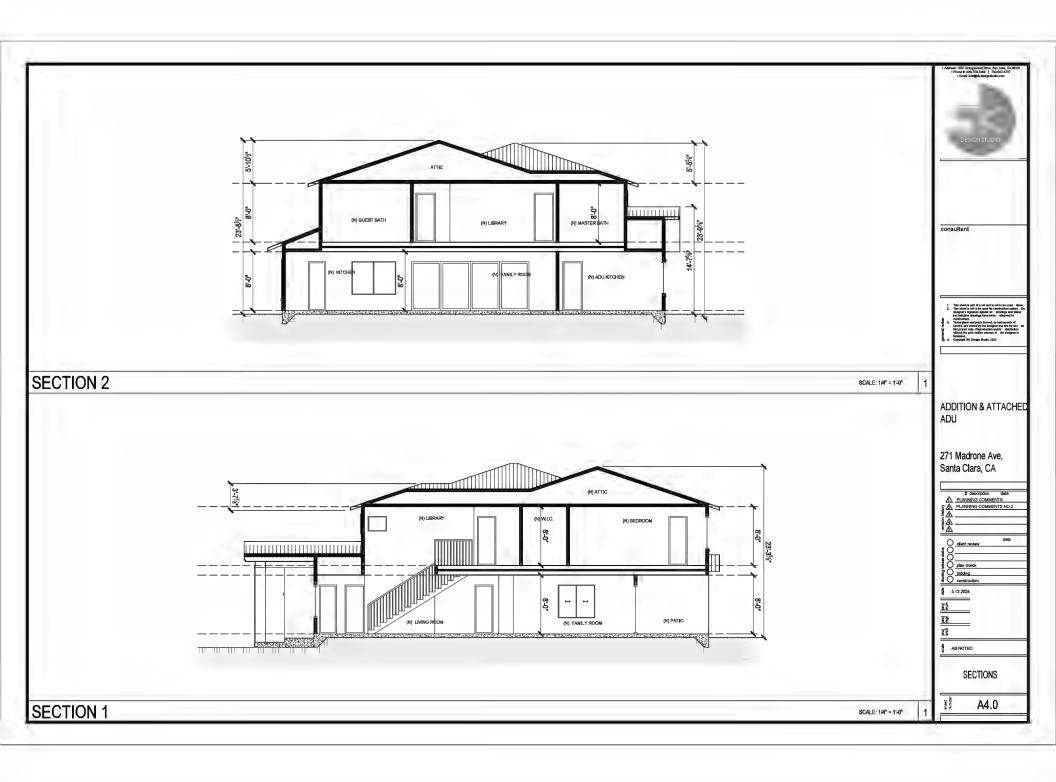
















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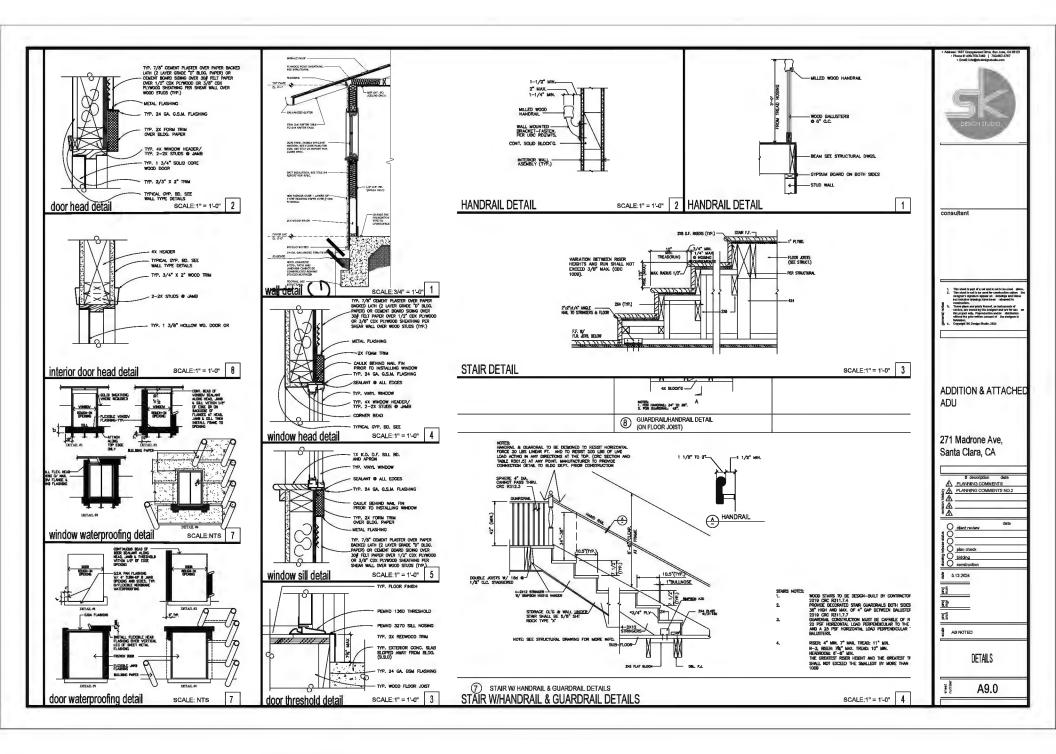
ADDITION & ATTACHED

271 Madrone Ave, Santa Clara, CA

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RENDERINGS

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Summer Foss

From: Silvana Gold <silvanagold@yahoo.com>
Sent: Wednesday, August 6, 2025 6:57 AM

To:Summer FossCc:Michael GoldSubject:271 Madrone Ave

You don't often get email from silvanagold@yahoo.com. Learn why this is important

Hello Summer,

My husband and I live at 321 Madrone Ave. We have many concerns regarding the proposed new construction at 271 Madrone Ave. Here are our main objections:

- lack of vegetation, too much pavement
- overly elevated rooflines
- overly elevated front entry
- out of scale with the neighborhood
- overall very grandiose that doesn't fit into neighborhood design and feel

We hope you will take these into consideration. Appreciate your time. Silvana & Michael Gold

Summer Foss

From: Becky Feinberg <beckyfeinberg@gmail.com>

Sent: Monday, July 14, 2025 10:49 AM

To: Summer Foss

Subject: Concerns Regarding Proposed Home at 271 Madrone Ave

You don't often get email from beckyfeinberg@gmail.com. <u>Learn why this is important</u>

To:

Summer Foss | Assistant Planner Community Development Department | Planning Division 1500 Warburton Avenue | Santa Clara, CA 95050

Dear Ms. Foss.

I am writing to voice my concerns regarding the proposed new home design at 271 Madrone Avenue. We understand that this project is currently under review, and we appreciate the opportunity to share our input on the planned design/build.

While we fully support thoughtful development and improvement in our neighborhood, we have serious concerns regarding the scale, height, and overall grandiosity of the proposed design, which appears to be significantly out of character with the existing homes along Madrone Ave.

Our specific concerns include:

Overly Elevated Rooflines and Garage Level: The height of the garage and main roofline appears elevated well above the surrounding homes, making it inconsistent with the architectural rhythm of the street.

Large and Tall Front Entryway: The front entryway seems unusually large and tall compared to neighboring homes, drawing disproportionate attention and contributing to an imposing appearance.

Lack of Vegetation and Landscaping: There is an apparent overuse of pavement and minimal planned vegetation in the front yard, which diminishes the welcoming, green character that defines our street.

Overall Grandiosity and Incompatibility: The design, as it currently stands, feels overly grandiose and inconsistent with the established aesthetic and modest scale of homes in our neighborhood.

We respectfully request that these concerns be taken into serious consideration as the city works with the owners/designers to refine their plans.

Thank you for your time and attention to this matter. Please feel free to contact me if additional clarification is needed. We appreciate your support in ensuring that new development enhances, rather than disrupts, the integrity of our neighborhood.

Sincerely,

Becky Feinberg 272 Madrone Ave Santa Clara, CA 95051 beckyfeinberg@gmail.com Tel: 408-663-8514

Summer Foss

From: Ann Pan <xiqian.pan@gmail.com>
Sent: Tuesday, July 15, 2025 12:48 AM

To: Summer Foss

Cc: janeychan@gmail.com

Subject: Concerns Regarding Proposed Development at 271 Madrone Avenue (PLN25-00117)

You don't often get email from xiqian.pan@gmail.com. <u>Learn why this is important</u>

Dear Summer,

I am writing as a neighbor of 271 Madrone Avenue (resident of 322 Madrone Avenue) to express my concerns about the proposed demolition and reconstruction project at this address. After reviewing the submitted plans, I believe the design is significantly out of scale and inconsistent with the character and established patterns of our neighborhood. I respectfully urge the Planning Department to reconsider this proposal in light of the following issues:

1. Massive Building Scale and Height

The proposed two-story home with an attached 601 sq. ft. ADU and extensive second-floor footprint (approx. 1,492 sq. ft.) results in a total floor area exceeding 3,600 square feet. This is a substantial increase from the existing 1,687 sq. ft. home and is disproportionately large compared to the modest single-story or small two-story dwellings in the area.

2. Inconsistent Architectural Style

The new design—featuring multiple rooflines, a large garage, a wide façade, and excessive driveway (pavement) in the front—has a grandiose aesthetic that contrasts starkly with the simpler homes typical of our street. This disrupts and significantly alters the cohesive visual character of our established neighborhood.

3. Neighboring Properties' Privacy Concerns

Several second-story windows overlook neighboring backyards and bedroom windows, creating privacy intrusions. This is especially uncomfortable given how close the new structure is to adjacent property lines, with minimal setbacks in some areas (e.g., 5' side setbacks and 10' second-floor setbacks).

4. Reduced Open Space and Overdevelopment

The total lot coverage is proposed at 37.4%, and while this may technically comply with code, the addition of the ADU and extended footprint leaves minimal open space for landscaping. This could negatively affect drainage, greenspace, and overall environmental balance in our neighborhood.

We kindly request that the City review the massing, setbacks, and architectural context of this proposal, and consider the cumulative disruption it brings to the unique character and livability of our neighborhood.

A scaled-down design revision to better respect the surrounding homes would be much appreciated by the community.

Thank you for your time and consideration of our concerns.

Xiqian (Ann) Pan