



City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, October 15, 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.

Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Development Review Hearing items may be viewed on the Internet at <https://santaclaraca.legistar.com/Calendar.aspx>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

CALL TO ORDER AND ROLL CALL

25-911 [Declaration of Procedures](#)

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

CONSENT CALENDAR

1. **25-1522** [Development Review Hearing Meeting Minutes of October 1, 2025 Special Meeting](#)

Recommendation: Approve the Development Review Hearing Meeting Minutes of the October 1, 2025, Special Meeting.

PUBLIC PRESENTATIONS

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

GENERAL BUSINESS

2. **25-1029** [Action on the Architectural Review \(PLN25-00275\) for the Interior Remodel and Reconfiguration of a Bedroom to a Fifth Bathroom, Closets and Enlarged Living Areas in an Existing 2,234 Square Foot One-Story Residence located at 2655 Bonnie Drive. CEQA Status: Exempt from CEQA per Section 5301\(e\)\(1\) \(Class 1 -- Existing Facilities\).](#)

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 -- Existing Facilities) and **Approve** the Architectural Review for the reconfiguration of interior space within the existing 2,234 square foot single story residence to remove one bedroom, add a fifth bathroom and walk in closets, and enlarge an existing bedroom and the living room resulting in a four-bedroom five-bathroom house.

3. **25-1049** [Action on the Architectural Review \(PLN25-00150\) for an 870 Square Foot First Floor Addition and 904 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,245 Square Foot Two-Story Residence located at 1783 Berna Street. CEQA Status: Exempt from CEQA per Section 15303 \(Class 3 -- New Construction or Conversion of Small Structures\).](#)

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 an 870 Square Foot First Floor Addition and 904 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,245 Square Foot Two-Story Residence located at 1783 Berna Street, subject to the findings and conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is on Wednesday, November 19, 2025 at 6 p.m. in the Council Chambers and Via Zoom

MEETING DISCLOSURES

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

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

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

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

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



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

Agenda Report

25-911

Agenda Date: 10/15/2025



The Hearing Officer for this agenda will be Sheldon Ah Sing on behalf 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.



City of Santa Clara

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

25-1522

Agenda Date: 10/15/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Development Review Hearing Meeting Minutes of October 1, 2025 Special Meeting

RECOMMENDATION

Approve the Development Review Hearing Meeting Minutes of the October 1, 2025, Special Meeting.



City of Santa Clara

Meeting Minutes

Development Review Hearing

10/01/2025

4:00 PM

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

Special Meeting

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 ("The Brown Act") and Section 708 of the Santa Clara City Charter, the undersigned calls for a Special Meeting of the Development Review Hearing of the City of Santa Clara, to commence and convene on October 1, 2025 at 4:00 pm for a Special Meeting in the City Hall Council Chambers located in the East Wing of City Hall at 1500 Warburton Avenue, Santa Clara, California, and via Zoom to consider the following matter(s) and to potentially take action with respect to them.

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

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CALL TO ORDER AND ROLL CALL

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

[25-1090](#)

Declaration of Procedures

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

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

PUBLIC PRESENTATIONS

None.

CONSENT CALENDAR

1. [25-1047](#) Development Review Hearing Meeting Minutes of September 17, 2025

Recommendation: Approve the Development Review Hearing Meeting Minutes of the September 17, 2025, Meeting.

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

GENERAL BUSINESS

2. [25-961](#) Public Hearing: Action on the Architectural Review (PLN25-00240) for NVIDIA Phase 3 for Construction of a 345,475 Square-Foot Office Building, 2,737 Space Parking Structure, and a Pedestrian Bridge Spanning San Tomas Aquino Creek located at 2400 Condensa Street. CEQA Status: Addendum to the San Tomas Business Park Campus Project EIR.

Recommendation: Consider the Addendum to the San Tomas Business Park Campus Project EIR and **Approve** the Architectural Review for the construction of 345,475 square-foot office building, 2,737 space parking structure, 36 surface parking spaces, and other site improvements including a pedestrian bridge spanning San Tomas Aquino Creek, subject to the findings and conditions of approval.

Principal Planner Rebecca Bustos provided the staff presentation and announced a change made to condition G8.

Architect Eugene Lee provided the applicant presentation.

Public Comments: **None.**

Action: Development Review Officer Sheldon Ah Sing made a change to condition G8 and approved staff recommendation.

ADJOURNMENT

The meeting adjourned at 4:22 p.m.

The next regular scheduled meeting is on Wednesday, October 15, 2025 at 6 p.m. in the City Hall Council Chambers.

The meeting recording is available on the City's website:
<https://santaclara.legistar.com/calendar.aspx>

MEETING DISCLOSURES

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Agenda Report

25-1029

Agenda Date: 10/15/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the Architectural Review (PLN25-00275) for the Interior Remodel and Reconfiguration of a Bedroom to a Fifth Bathroom, Closets and Enlarged Living Areas in an Existing 2,234 Square Foot One-Story Residence located at 2655 Bonnie Drive. CEQA Status: Exempt from CEQA per Section 5301(e)(1) (Class 1 -- Existing Facilities).

File No.: PLN25-00275

Location: 2655 Bonnie Drive

Applicant: Jeff Guinta

Owner(s): Pankaj and Payal Jauhar Srivastava

Request: **Architectural Review** for the reconfiguration of interior space within the existing 2,234 square foot single story residence to remove one bedroom, add a fifth bathroom and walk in closets, and enlarge an existing bedroom and the living room resulting in a four-bedroom five-bathroom house.

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 2,234 square foot residence with five bedrooms and four bathrooms.
- Per the Santa Clara City Code 18.120(D)(1b), the request to add a fifth bathroom to a single-family home requires Architectural Review approval through a Development Review Hearing.
- The project proposal is for the reconfiguration of interior space within the existing 2,234 square foot single story residence to remove one bedroom, add a fifth bathroom and walk in closets, and enlarge an existing bedroom and the living room.
- The applicant is also proposing conversion of the existing attached garage to a Junior Accessory Dwelling Unit (JADU), which will be reviewed ministerially.
- 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:
 - There are no proposed exterior changes subject to discretionary review.
- 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 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 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 not proposed any changes to the exterior that are subject to discretionary review.
 - 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 City's Single-Family Design Guidelines (2014). There are no proposed exterior changes subject to discretionary review.
 -

CONDITIONS OF APPROVAL

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

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 -- Existing Facilities), in that the project is a small addition to the existing 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 October 2, 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 15301(e)(1) (Class 1 -- Existing Facilities) and **Approve** the Architectural Review for the reconfiguration of interior space within the existing 2,234 square foot single story residence to remove one bedroom, add a fifth bathroom and walk in closets, and enlarge an existing bedroom and the living room resulting in a four-bedroom five-bathroom house.

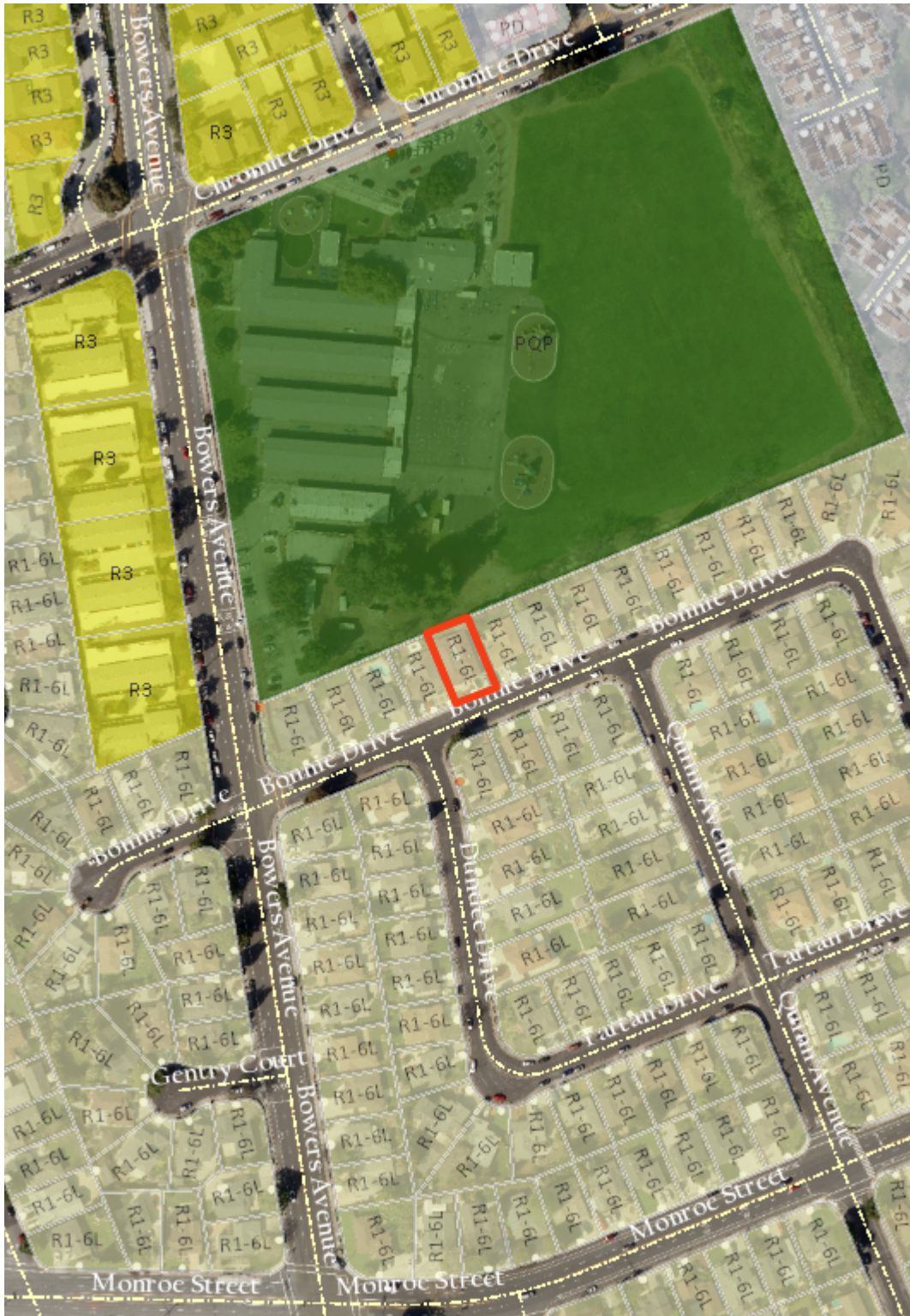
Prepared by: Summer Foss, Assistant Planner, Community Development Department

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

Vicinity Map (Zoning)- 2655 Bonnie Drive



Base Layers

Site Addresses

-  Single
-  Utility

Streets



Air Parcels



Land Parcels

-  Land Parcels
-  Common Areas

Notes:

PLN25-00275

8/29/2025 4:09:47 PM

0 200 400
ft

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
©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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 2655 Bonnie Drive
Zoning: R1-6L

Project Number: PLN25-00275

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,000	6,000	6,000	Y
Building Square Footage (SF)				
1st Floor:	2,234	2,234	--	--
Porch/Patio:	14	14	--	--
Garage	430	-- ¹	--	--
Total:	2,678	2,248	--	--
Floor Area Ratio:	44.6%	44.6%	--	--
Building Coverage (%)				
Building Coverage (All):	44.6%	37.5%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	20	20	20	Y
Left Side (1st floor):	5'- 6"	5'- 6"	5	Y
Right Side (1st floor):	11'- 6"	11'- 6"	5	Y
Rear (1st floor):	16'- 8"	16'- 8"	20	N ²
Height (FT)				
Main building:	13'- 10"	13'-10"	25	Y
# of Bedrooms/Bathrooms:	5/4	4/5	--	--
Parking:				
Off-street	2	0 ¹	2	Y
Common Living Area (SFR)	--	38.3%	Min 25%	Y

1. Garage to be converted to a JADU

2. Legal non-conforming

Conditions of Architectural Review Approval

PLN25-00275/ 2655 Bonnie Drive

Architectural Review for the demolition of the existing fifth bedroom to create a larger living room, fifth bathroom, and walk in closet inside the existing 2,234 square foot single story house.

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 October 15, 2027
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially 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. **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.
- P6. **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: _____

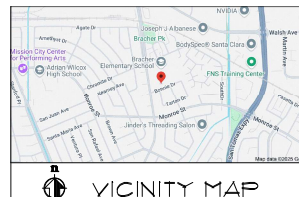
Date: _____

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.

**An Alteration & Garage
Conversion to a JADU to:
The Srivastava Residence
2655 Bonnie Drive,
Santa Clara, CA. 95051**

SCOPE OF WORK:

CONVERT EXISTING GARAGE TO JUNIOR ACCESSORY DWELLING UNIT. ALTER EXISTING BEDROOMS AND CLOSETS IN RESIDENCE TO EXPAND LIVING ROOM AND CREATE BEDROOM WITH NEW BATHROOM AND WALK IN CLOSET AND ADDITIONAL WALK IN CLOSET FOR EXISTING BEDROOM. RELOCATE WATER SOFTENER AND ADD MINI SPLIT HEAT PUMP.



PROJECT DESCRIPTION:

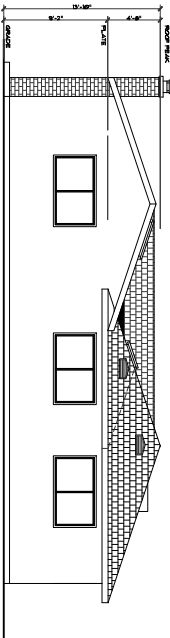
- The proposed residence is to be constructed by a Contractor and the Contractor shall submit to the City Engineer the plans and specifications for the plans, interior elevations, scaled floor plans, and exterior elevations, and the specifications approved by the owner. The structural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to consult with the contractor for necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the rules and regulations legally defined "best accepted practice" for the trade involved. Additionally, all work shall comply with applicable codes and trade standards in effect at each time of construction, including but not limited to the following: California Building Code (CBC), 2002 California Mechanical Code (CMC), California Fire Code (CFC), 2002 California Electrical Code (CEC), American Concrete Institute Code (ACI), American Institute of Steel Construction, and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, including the existence of obstructions to the plans or any deviations or changes from the plans before proceeding with construction. The Contractor shall be considered adequate for proper construction of the project and the Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that the construction and materials used are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until all existing permits are closed.
- In all cases vertical dimensions take precedence over the scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to the drawings and section cutouts of the architectural plans. Do not scale the drawings. All dimensions are vertical dimensions from controlling surface and actual structural dimensions.
- Slope finish exterior surface away from the building.

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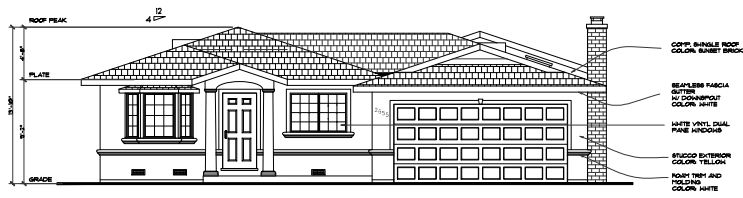
COVER SHEET	SHEET 0
SITE PLAN	SHEET A0
EXISTING FLOOR PLAN	SHEET A1
EXISTING ELEVATIONS	SHEET A2
EXISTING ELEVATION	SHEET A21
PROPOSED FLOOR PLAN	SHEET A3
PROPOSED ELEVATIONS	SHEET A4
PROPOSED ELEVATION	SHEET A41
BUILDING SECTION	SHEET A5

PROJECT DESCRIPTION:

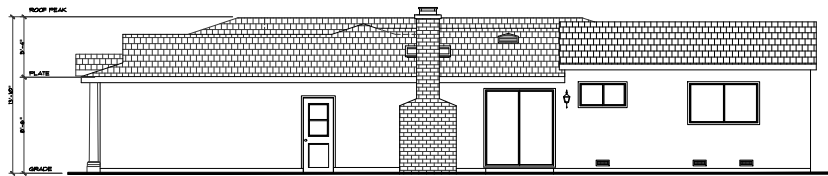
ASSESSOR'S PARCEL NUMBER	216-13-0266
BUILDING OCCUPANCY	RES-1
TYPE OF CONSTRUCTION	I-V-B
STORIES	1
YEAR BUILT/EFF	1960
LOT SIZE	6,000 SF
BUILDING HEIGHT	24'-1"
ZONING	RS-1
FIRE SPROINKLER	NO
GENERAL PLAN DESIGNATION	VERY LOW DENSITY RESIDENTIAL
FLOOD ZONE	X
BUILDING AREA:	
(E) HOUSE	2,234 SF
(E) GARAGE CONVERSION TO JADU	430 SF
(E) COVERED PORCH	14 SF
TOTAL	2,678 SF (44.6%)
AREA OF ALTERATION:	
BEDROOMS AND CLOSETS	268 SF
EXISTING BUILDING AREA:	
(E) HOUSE	2,234 SF
(E) ATTACHED GARAGE	430 SF
(E) PORCH	14 SF
TOTAL	2,678 SF (44.6%)
NUMBER OF BEDROOMS	5
NUMBER OF BATHROOMS	4
PROPOSED BUILDING AREA:	
(E) HOUSE	2,234 SF
(E) GARAGE CONVERSION TO ADU	430 SF
(E) PORCH	14 SF
TOTAL	2,678 SF (44.6%)
NUMBER OF BEDROOMS	4
NUMBER OF BATHROOMS	5
EXISTING SITE COVERAGE:	
(E) HOUSE	2,234 SF
(E) ATTACHED GARAGE	430 SF
(E) PORCH	14 SF
TOTAL	2,678 SF
7/31 / 6,000	44.6 + 44.6%
PROPOSED LOT COVERAGE:	
(E) HOUSE	2,234 SF
(E) PORCH	14 SF
(N) WATER SOFTENER ENCLOSURE	8 SF
TOTAL	2,256 SF
7/31 / 6,000	37.6 + 37.6%
COTTON LIVING AREA:	
MAIN HOUSE	862 SF
7/31 / 6,000	14.3%



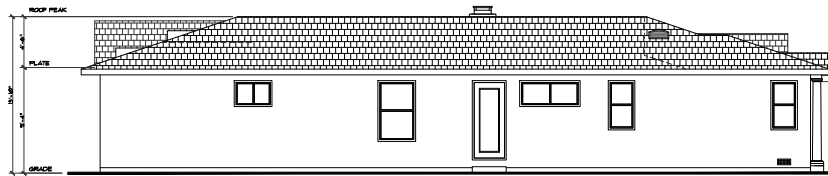
EXISTING REAR ELEVATION
1/4" = 1'-0"



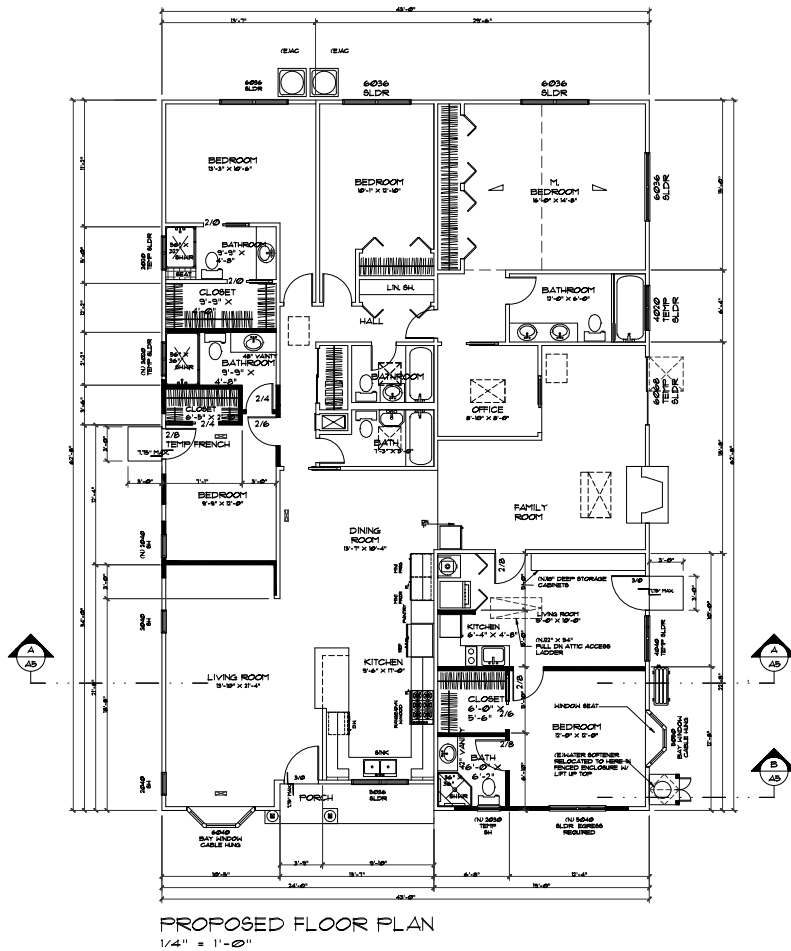
EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"

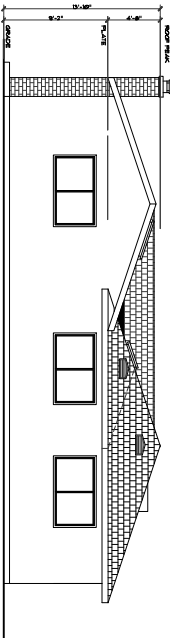


EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"

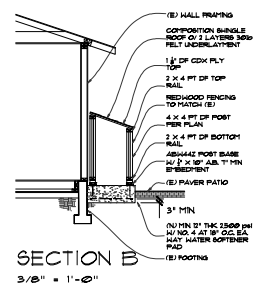


Revisions		By
INNOVATIVE CONCEPTS ARCHITECTURAL DESIGN AND PLANNING 1000 W. CA 94117 TEL: 415.763.1111 FAX: 415.763.1111 E-MAIL: info@innovativeconcepts.com		
An Alteration and Garage Conversion to a JAGU to The Srivastava Residence 2655 Bonnie Dr. Santa Clara, CA 95051		
02/17/2025 NOTED JAG		
A3		





PROPOSED REAR ELEVATION
1/4" = 1'-0"





Agenda Report

25-1049

Agenda Date: 10/15/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the Architectural Review (PLN25-00150) for an 870 Square Foot First Floor Addition and 904 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,245 Square Foot Two-Story Residence located at 1783 Berna Street. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

File No.: PLN25-00150

Location: 1783 Berna Street, an 8,580 square foot property located on the east side of Berna Street just south of Warburton Avenue; APN # 224-16-032; zoned R1-6L single family residential

Applicant: Deepak Chauhan

Owner(s): Deepak Chauhan and Neelima Singh

Request: **Architectural Review** for an 870 square foot first floor addition and 904 square foot second floor addition to an existing one-story residence resulting in a 3,245 square foot four-bedroom three-bathroom two-story residence.

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 1,471 square foot one-story single-family residence.
- Per the Santa Clara City Code 18.120(D) (1d), the request requires Architectural Review approval through a Development Review Hearing.
- The existing single-story residence features a brick chimney, a front porch, wood and stucco siding, and a shingle roof.
- The project proposes an 870 square foot addition to the rear of the existing single-story home as well as a 904 square foot second story using materials that match the existing house. The proposed brick entry feature will match the existing brick chimney.
- 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 setback 51 feet behind the front property line.
- The second-floor square footage is proposed to be 38.6% of the first-floor square footage, which is consistent with the guideline limiting second-floor size to a maximum of 66% of the

first floor. 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 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, second-story wood siding, and a brick entry porch matching the existing brick chimney.
 - 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 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 properties.
 - The addition incorporates features of the existing house by using similar materials.

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 use consists of construction of new, small structures where only minor modifications are made in the exterior of the structure.

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 148 property owners and tenants within a 300-foot radius of the project site on October 2, 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 an 870 Square Foot First Floor Addition and 904 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,245 Square Foot Two-Story Residence located at 1783 Berna Street, 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



Base Layers

Site Addresses

☐ Single

- Utility

Streets

Air Parcels

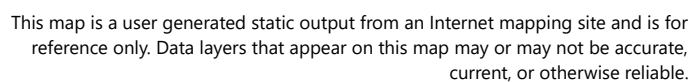
Land Parcels

Land Parcels



PLN25-00150

created on 05/20/2025 08:43:18



NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US
©City of Santa Clara

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 1783 Berna Street
Zoning: R1-6L

Project Number: PLN25-00150

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	8,580	8,580	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,471	2,341	--	--
2nd Floor:	--	904	--	--
Accessory Building:	100	100	600 SF max	NA
Garage	434	434	400 SF	Y
Porch/Patio:	--	175	--	--
Total:	1,905	3,679	--	--
Floor Area Ratio:	0.22	0.45	--	--
% of 2nd floor to 1st floor:	--	38.6%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	23.5%	35.5%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	20'- 6"	20'- 6"	20	Y
(2nd floor):		51	25	
Left Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	
Right Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	
Rear (1st floor):	53'-1"	53'-1"	20	Y
(2nd floor):				
Height (FT)				
Main building:	14'- 5"	25	25	Y
# of Bedrooms/Bathrooms:	3/ 1	4/3	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-street	2	2	2	Y
Common Living Area (SFR)	--	57%	Min 25%	Y

Conditions of Architectural Review Approval

PLN25-00150 / 1783 Berna Street

Architectural Review for an 870 square foot first floor addition and 904 square foot second floor addition to an existing one-story residence resulting in a 3,245 square foot four-bedroom three-bathroom two-story residence.

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is October 15, 2027
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially 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.

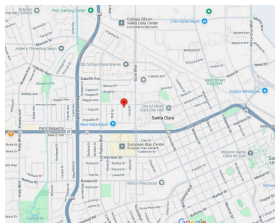

1783 BERNA STREET
SANTA CLARA, CALIFORNIA 95050

OWNER DESIGNER/BUILDER:
**NEELIMA SINGH &
DEEPAK CHAUHAN**
1783 BERNA STREET
SANTA CLARA, CA, 95050
(408) 431-0496

DRAWN BY:
ALOK VYAS
6825 EDEN STREET
DUBLIN, CA 94568
(510) 209 - 4744

NOTE: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE CREATOR, AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF THE CREATOR.

Alok Vyas
DRAWN BY:
ALOK VYAS
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: 510-209-4744
EMAIL: a_vyas2001@yahoo.com

LOCATION MAP	VICINITY MAP	SITE INFORMATION		DRAWING INDEX
		<p>ASSESSORS PARCEL NO.: 224-16-032</p> <p>SITE AREA: 8,580 SF APPROX. (0.19 ACRE)</p> <p>ZONING: R1-6L, SINGLE FAMILY</p> <p>GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL</p> <p>FLOOD ZONE DESIGNATION: ZONE X</p> <p>EXISTING SITE COVERAGE: 23.5%, INCL. (E) SHED</p> <p>PROPOSED SITE COVERAGE: 35.5% (MAX. 40%)</p> <p>3,058 SF APPROX. INCL. (E) SHED AND COVERED REAR PATIO</p> <p>SETBACKS, FRONT: 20' (1ST) & 25' (2ND)</p> <p>SETBACKS, INTERIOR SIDE: 5' (1ST) & 10' (2ND)</p> <p>SETBACKS, REAR: 20' (1ST) & 20' (2ND)</p> <p>BUILDING HEIGHT, MAX.: 25'</p>		<p>INDEX OF DRAWINGS:</p> <p>ARCHITECTURAL DRAWINGS -----</p> <p>A-0 COVER SHEET</p> <p>A-1 SITE PLANS</p> <p>A-2 EXISTING DEMO & PROPOSED 1ST FLOOR PLANS</p> <p>A-3 PROPOSED 2ND FLOOR PLAN</p> <p>A-4 EXISTING & PROPOSED ROOF PLANS</p> <p>A-5 EXISTING & PROPOSED ELEVATIONS</p> <p>A-6 EXISTING & PROPOSED ELEVATIONS</p> <p>A-7 PROPOSED SECTIONS</p> <p>A-8 ELEVATIONS MATERIALS AND COLORS</p> <p>A-9 ELEVATIONS MATERIALS AND COLORS</p> <p>A-10 NEIGHBORHOOD CONTEXT</p>
SCOPE OF WORK	CODES AND STANDARDS	BUILDING INFORMATION		
<p>THE OWNERS OF A ONE-STORY 3-BEDROOM & 1-BATH PRIVATE RESIDENCE WANT TO CONSTRUCT A NEW TWO-STORY ADDITION IN THE REAR OF THE HOME.</p> <p>THE PROPOSED HOME WILL BE 4-BEDROOM & 3-BATH, WITH FAMILY AND MEDIA ROOM.</p> <p>THERE WILL BE NO CHANGES TO THE USE OF THE EXISTING HOME. THE FOLLOWING ARE SPECIFIC CHANGES:</p> <ol style="list-style-type: none">1. REMOVE EXISTING 1ST FLOOR BEDROOM 3 AND ADD NEW BEDROOM SUITE TO THE REAR.2. ADD A NEW BEDROOM SUITE, FAMILY AND MEDIA ROOMS ON THE 2ND FLOOR.	<p>APPLICABLE CODES INCLUDES, BUT NOT LIMITED TO THE FOLLOWING:</p> <p>2022 CALIFORNIA BUILDING CODE WITH CITY OF SANTA CLARA CODE AMENDMENTS</p> <p>CITY OF SANTA CLARA GREEN BUILDING CODE</p> <p>2022 CALIFORNIA MECHANICAL CODE</p> <p>2022 CALIFORNIA PLUMBING CODE</p> <p>2022 CALIFORNIA ELECTRICAL CODE</p> <p>2022 CALIFORNIA FIRE CODE WITH CITY AMENDMENTS</p> <p>TITLE 24, PART 6, CALIFORNIA ENERGY CODE</p> <p>2022 CALIFORNIA RESIDENTIAL CODE</p>	<p>EXISTING HOME FLOOR AREA: 1,471 SF APPROX.</p> <p>EXISTING GARAGE AREA: 434 SF APPROX.</p> <p>PROPOSED 1ST FLOOR ADDITION: 870 SF APPROX.</p> <p>PROPOSED 2ND FLOOR ADDITION: 904 SF APPROX.</p> <p><u>PROPOSED NEW HOME AREA: 3,245 SF APPROX.</u></p> <p>PROPOSED COVERED PATIO: 175 SF APPROX.</p> <p>EXISTING SHED AREA: 100 SF APPROX.</p> <p>EXISTING SHED HEIGHT: UNDER 7'</p> <p>EXISTING NO. OF STOREYS: 1</p> <p>PROPOSED NO. OF STOREYS: 2</p> <p>COMMON LIVING AREA (1ST FLOOR): 1,385 SF APPROX.</p> <p><u>COMMON LIVING AREA (2ND FLOOR): 478 SF APPROX.</u></p> <p>TOTAL COMMON LIVING AREA: 1,863 SF APPROX.</p> <p>FIRE SPRINKLERS: NONE</p>		

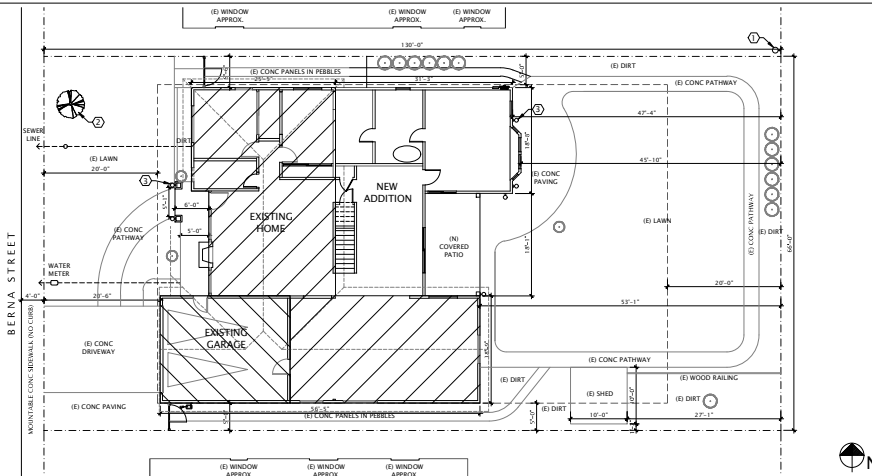
NEELIMA SINGH AND DEEPAK CHAUHAN
OWNER DESIGNER/BUILDER
EXISTING 1-STORY HOME
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SANTA CLARA, CALIFORNIA 95050
(408) 431-0496

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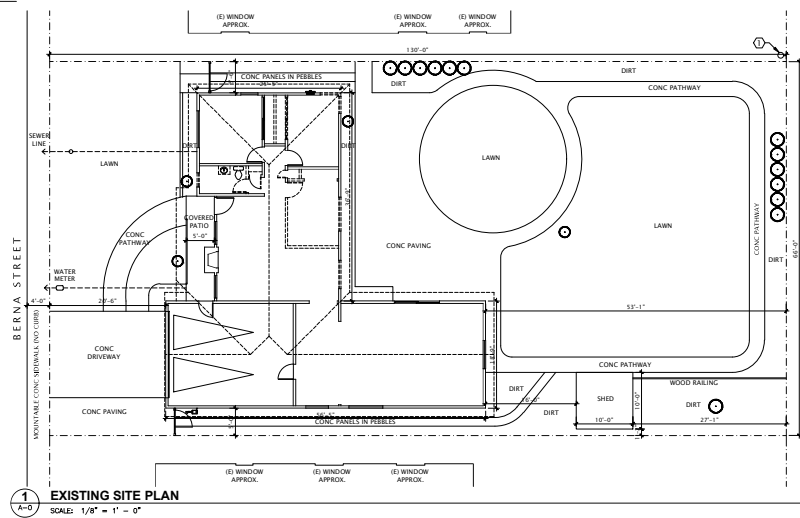
COVER SHEET

DATE: 09-16-2025

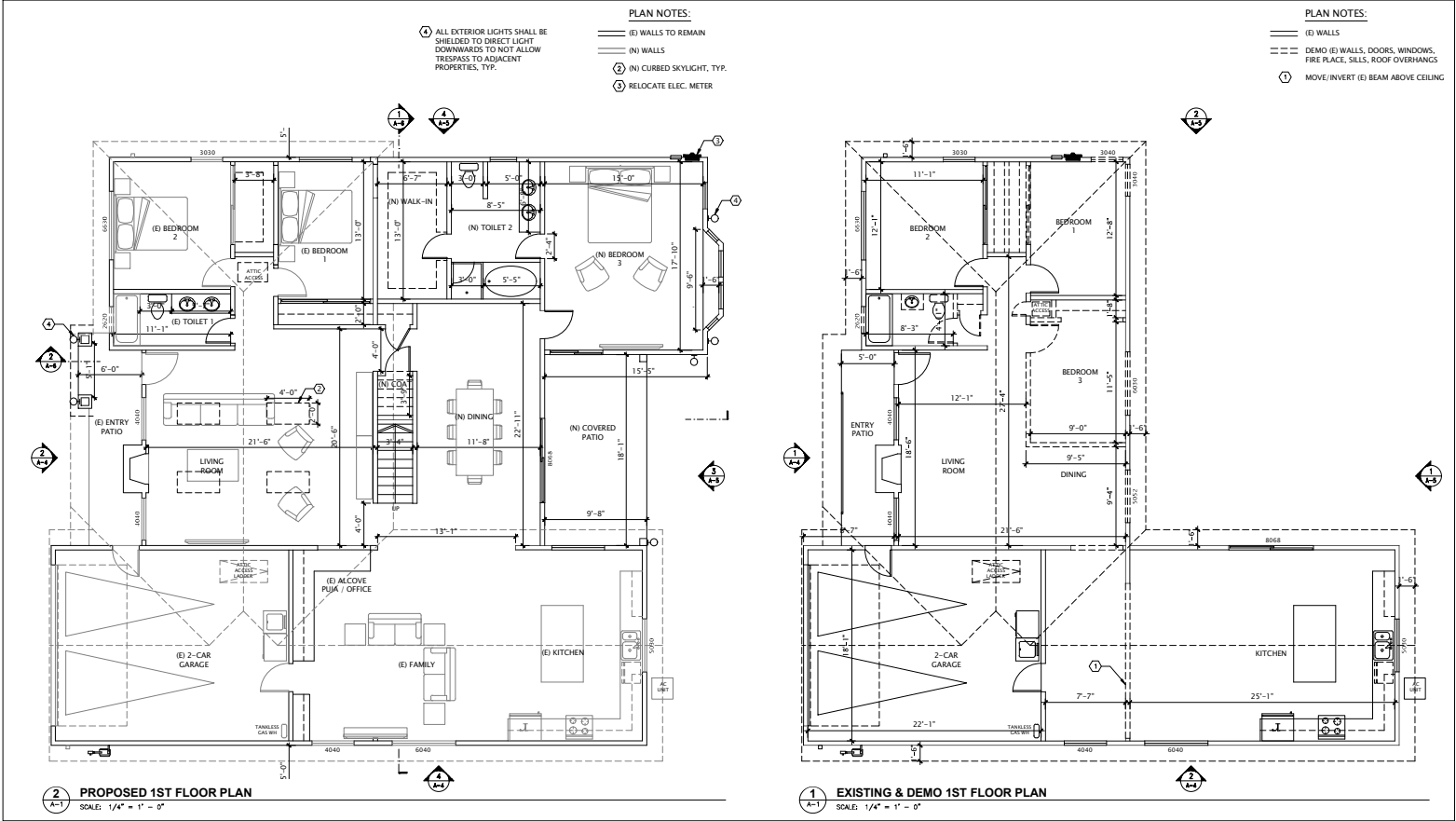
A-0



SITE PLAN KEY NOTES:



NOTE: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE CREATOR, AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF THE CREATOR.



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Allyne
DRAWN BY:
ALOR VYAS
6825 ECKY STREET
DUBLIN, CALIFORNIA 94568
T: 510-209-4744
EMAIL: a_vyas001@yahoo.com

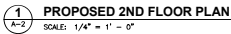
OWNER DESIGNER/BUILDER
NEELIMA SINGH AND DEEPAK CHAUHAN
ADDITION TO
EXISTING 1-STORY HOME
1783 BERNIA STREET
SANTA CLARA, CALIFORNIA 95050
(408) 431 - 0496



DATE	ISSUE
04-09-25	PLANNING SUBMITTAL

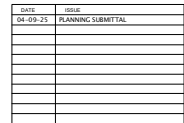
EXISTING &
PROPOSED
FLOOR PLANS
DATE: 06-28-2025

A-2



A Vyas
DRAWN BY:
ALOK VYAS
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: 510-209-4744
EMAIL: a_vyas2001@yahoo.com

OWNER DESIGNER/BUILDER
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ADDITION TO
EXISTING 1-STORY HOME
1783 BERNAL STREET
SANTA CLARA, CALIFORNIA 95050
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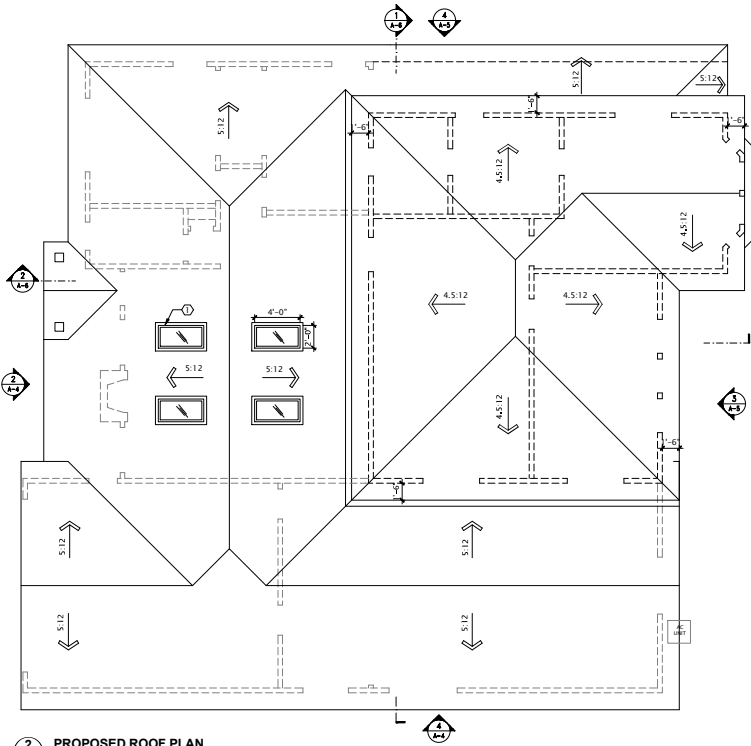


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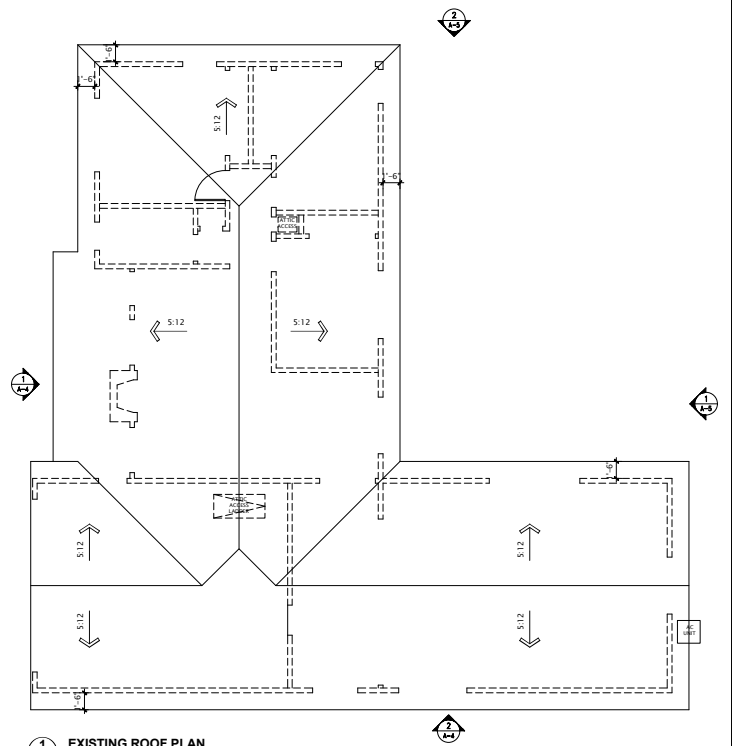
A-3

PLAN NOTES:

① (N) CURBED SKYLIGHT, TYP.



2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1' - 0"



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1' - 0"

NOTE: ALL DRAWINGS
AND WRITTEN
MATERIAL APPEARING
HEREIN CONSTITUTE
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DUBLIN, CALIFORNIA 94568
T: 510-209-4744
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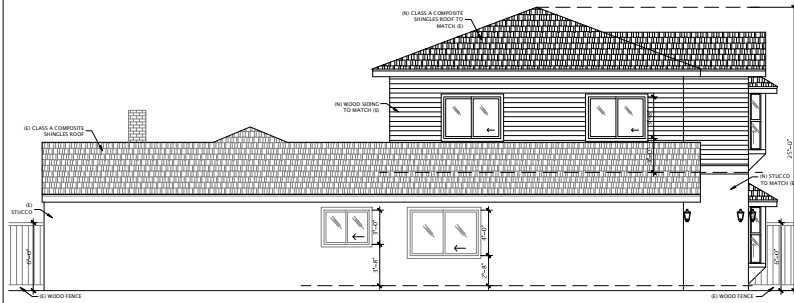


DATE	ISSUE
04-09-25	PLANNING SUBMITTAL

EXISTING &
PROPOSED ROOF
PLANS
DATE: 06-28-2025
A-4

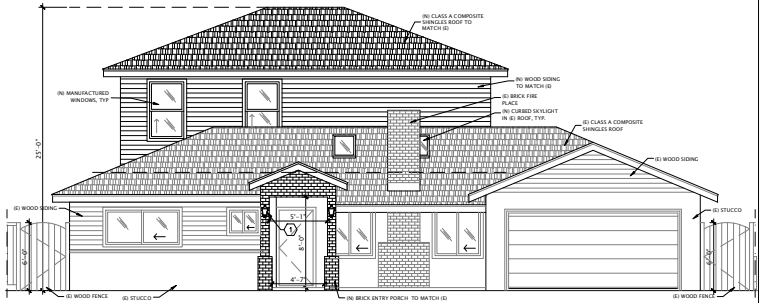
KEY NOTES:

- ① ALL EXTERIOR LIGHTS SHALL BE SHIELDED TO DIRECT LIGHT DOWNWARDS TO NOT ALLOW TRESPASS TO ADJACENT PROPERTIES, TYP.



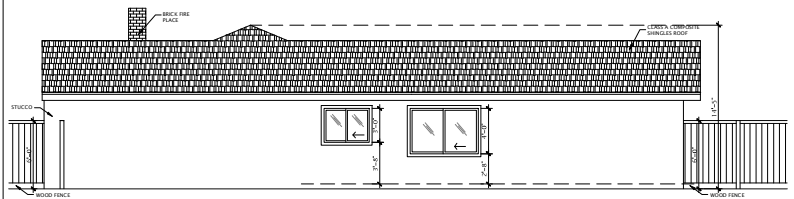
4 PROPOSED SOUTH / SIDE ELEVATION

SCALE: 1/4" = 1' - 0"



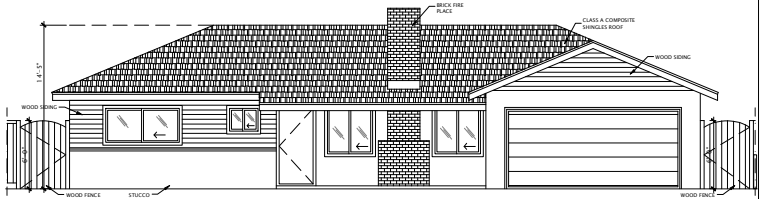
3 PROPOSED WEST / FRONT ELEVATION

SCALE: 1/4" = 1' - 0"



2 EXISTING SOUTH / SIDE ELEVATION

SCALE: 1/4" = 1' - 0"



1 EXISTING WEST / FRONT ELEVATION

SCALE: 1/4" = 1' - 0"

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Allyns

DRAWN BY:
ALOK VYAS
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: 510-209-4744
EMAIL: a_vyas001@yahoo.com

OWNER DESIGNER/BUILDER
NEELIMA SINGH AND DEEPAK CHAUHAN
ADDITION TO
EXISTING 1-STORY HOME
1783 BERNAL STREET
SANTA CLARA, CALIFORNIA 95050
(408) 431 - 0496

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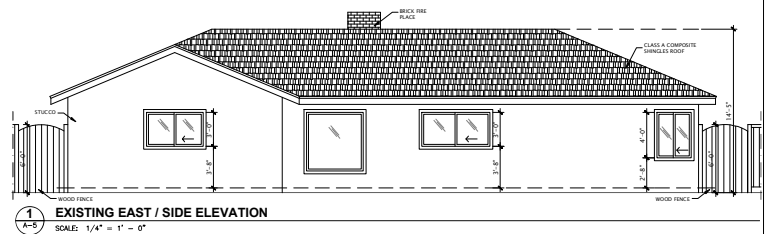
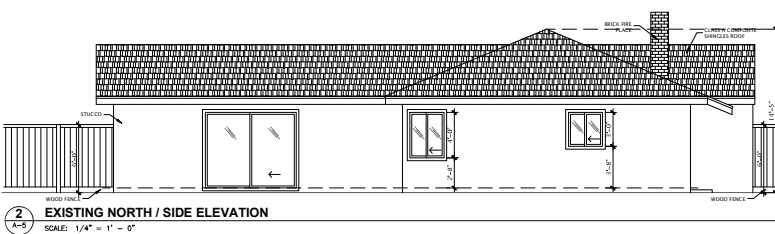
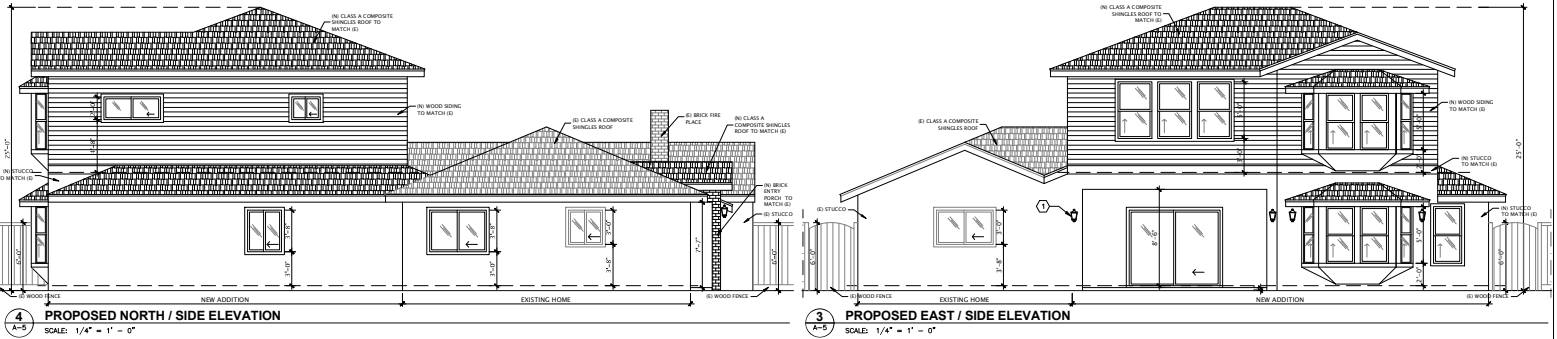
EXIST. & PROP.
ELEVATIONS

DATE: 06-28-2025

A-5

KEY NOTES:

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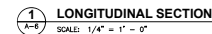
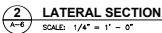
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Allyns
DRAWN BY:
AJLOK VYAS
6825 ECKY STREET
DUBLIN, CALIFORNIA 94568
T: 510-209-4744
EMAIL: a_vyas001@yahoo.com

OWNER DESIGNER/BUILDER
NEELIMA SINGH AND DEEPAK CHAUHAN
ADDITION TO
EXISTING 1-STORY HOME
1783 BERNAL STREET
SANTA CLARA, CALIFORNIA 95050
(408) 431 - 0496

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EXIST. & PROP.
ELEVATIONS
DATE: 06-28-2025
A-6

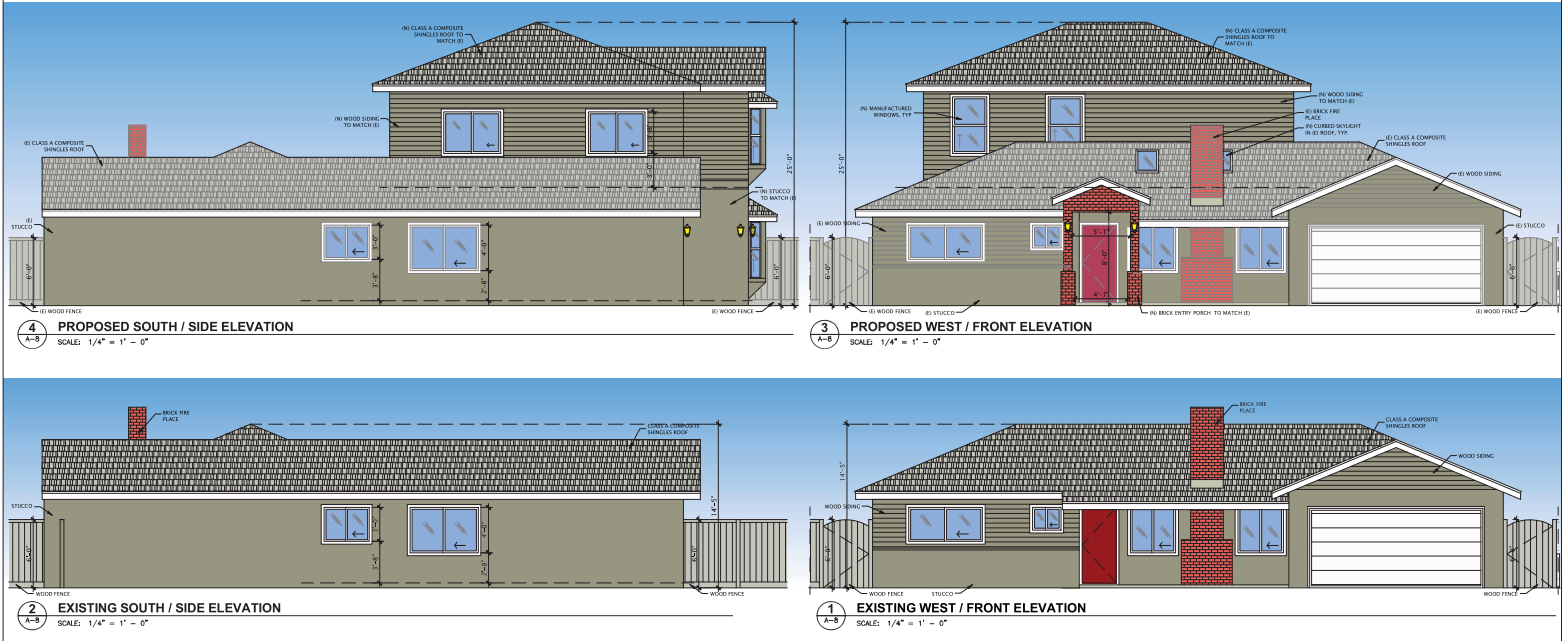


Alok Vyas
DRAWN BY:
ALOK VYAS
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: 510-209-4744
EMAIL: a_vyas2001@yahoo.com

[illegible]

DATE: 06-28-2025

A-7



MATERIAL
COLOR
AND SPECIF.



CLASS A COMPOSITION
SHINGLES
LOCATION: ROOF
MANUF.: CERTAIN TEED
LANDMARK BLEND
LAMINATED
FINISH: SANDY
COLOR: GREY



EXISTING BRICK CHIMNEY &
NEW PORCH
LOCATION: CHIMNEY &
PORCH COLUMNS
FINISH: EXPOSED BRICK
COLOR: ORANGE BROWN



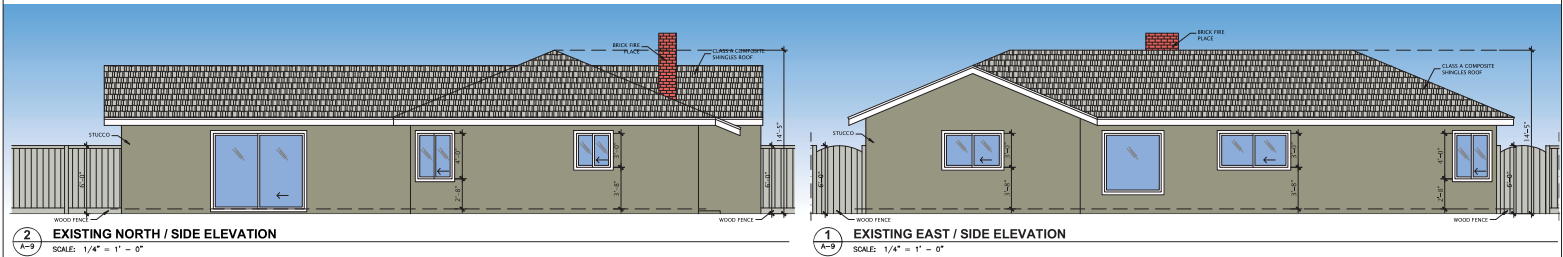
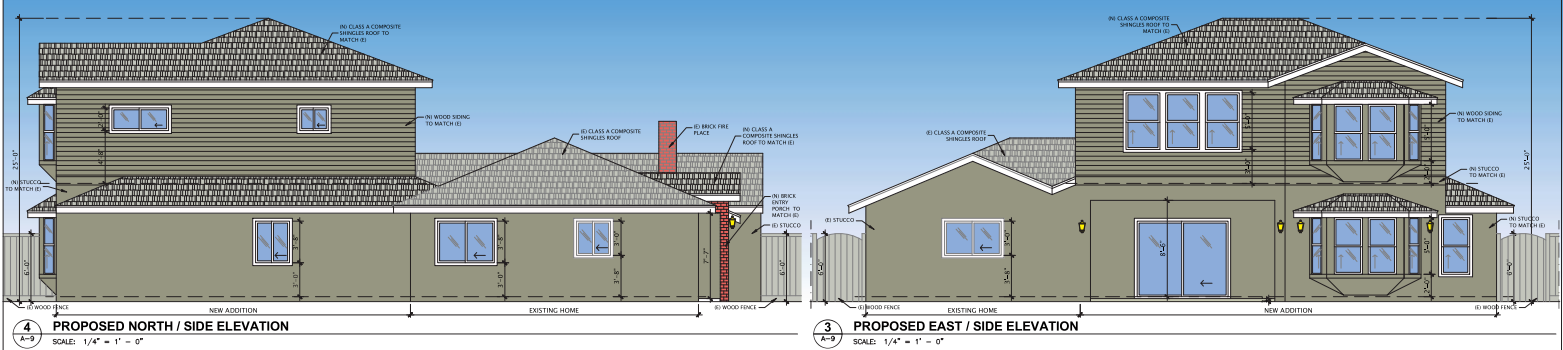
EXISTING PAINTED
WOOD SIDING
LOCATION: EXTERIOR
WALLS
FINISH: SMOOTH
COLOR: MED. GREY
C=43; M=34; Y=50; K=4



EXISTING STUCCO
LOCATION: EXTERIOR
WALLS
FINISH: SMOOTH
COLOR: MED. GREY
C=43; M=34; Y=50; K=4



VINYL WINDOW
FRAME & GLASS
LOCATION: EXTERIOR
WALLS
FINISH: POLISHED VINYL
GLASS: 8oz CLEAR
COLOR: WHITE
C=0; M=0; Y=0; K=0



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WITHOUT CONSENT
OF THE CREATOR.

Allyns

DRAWN BY:
ALOR VYAS
6625 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: 510-209-4744
EMAIL: a_vyas2011@yahoo.com

OWNER DESIGNER/BUILDER
NEELIMA SINGH AND DEEPAK CHAUHAN
ADDITION TO
EXISTING 1-STORY HOME
1783 BERNAL STREET
SANTA CLARA, CALIFORNIA 95050
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ELEVATIONS
MATERIALS AND
COLORS

DATE: 08-30-2025

A-9



C. 1772 BERNAL STREET



D. 1784 BERNAL STREET



E. 2124 WARBURTON AVE.



A. 2078 WARBURTON AVE.



AERIAL



B. 1775 BERNAL STREET

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Alyssa
DRAWN BY:
ALOK VYAS
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: 510-209-4744
EMAIL: a_vyas001@yahoo.com

OWNER DESIGNER/BUILDER
NEELIMA SINGH AND DEEPAK CHAUHAN
ADDITION TO
EXISTING 1-STORY HOME
1783 BERNAL STREET
SANTA CLARA, CALIFORNIA 95050
(408) 431 - 0496

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NEIGHBORHOOD
CONTEXT

DATE: 08-30-2025

A-10