



# City of Santa Clara

## Meeting Agenda

### Planning Commission

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Wednesday, February 11, 2026

6:00 PM

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

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

Via Zoom:

- <https://santaclaraca.zoom.us/j/91729202898>

- Webinar ID: 917 2920 2898 or

Phone: 1(669) 900-6833

How to Submit Written Public Comment Before Planning Commission Meeting:

1. By email to [planningpubliccomment@santaclaraca.gov](mailto:planningpubliccomment@santaclaraca.gov) by 12 p.m. the day of the meeting. Those emails will be forwarded to the Planning Commission and will be uploaded to the Planning Commission Agenda as supplemental meeting material. Emails received after the 12 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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#### **6:00 PM REGULAR MEETING**

#### **Call to Order**

**Pledge of Allegiance and Statement of Values****Roll Call****DECLARATION OF COMMISSION PROCEDURES****CONTINUANCES/EXCEPTIONS****CONSENT CALENDAR**

*Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, 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 Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.*

**1. 26-114 [Planning Commission Meeting Minutes of January 14, 2026](#)**

**Recommendation:** Approve the Planning Commission Meeting Minutes of the January 14, 2026 Meeting.

**PUBLIC PRESENTATIONS**

*Members of the public may briefly address the Commission on any item not on the agenda.*

**PUBLIC HEARING**

*Items listed above under Items for Council Action will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.*

**2. 26-35 [Action on an Appeal \(PLN25-00562\) of the Community Development Director's Denial of a Zoning Clearance \(PZC25-00381\) for a Smoke Shop Located at 770 Kiely Boulevard.](#)**

**Recommendation:** Overrule the appeal and affirm the Community Development Director's decision to deny the Zoning Clearance for a smoke shop to operate at 770 Kiely Boulevard.

- 3.     **26-52**     [Public Hearing: Action on Appeal \(PLN25-00561\) of Development Review Officer's Approval at 2892 Mesquite Drive for an Architectural Review \(PLN25-00295\) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot. CEQA Status: Exempt from CEQA per Section 15332.](#)

**Recommendation:** The project is consistent with the General Plan, Zoning Code and Design Guidelines and therefore staff recommends the Planning Commission deny the appeal application and:

- 1. Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301 (Class 1 - Existing Facilities); and
- 2. Affirm the decision of the Development Review Officer to approve the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

- 1. Announcements/Other Items
- 2. Commissioner Travel and Training Reports, Requests to attend Trainings

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

- 1. Planning Commission Budget Update
- 2. Upcoming Agenda Items
- 3. City Council Actions

**ADJOURNMENT:**

*The next regular scheduled meeting is on March 11, 2025 at 6:00 PM in the City Hall Council Chambers and via Zoom.*

**MEETING DISCLOSURES**

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# City of Santa Clara

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

## Agenda Report

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26-114

Agenda Date: 2/11/2026

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### REPORT TO PLANNING COMMISSION

#### SUBJECT

Planning Commission Meeting Minutes of January 14, 2026

#### RECOMMENDATION

Approve the Planning Commission Meeting Minutes of the January 14, 2026 Meeting.



# City of Santa Clara

## Meeting Minutes

### Planning Commission

01/14/2026

6:00 PM

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#### **6:00 PM REGULAR MEETING**

**Call to Order**

**Chair Crutchlow** called the meeting to order at 6 p.m.

**Pledge of Allegiance and Statement of Values**

**Secretary Cherukuru** read the Statement of Values.

**Roll Call**

- Present** 5 - Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Commissioner Lance Saleme, and Chair Eric Crutchlow
- Absent** 2 - Commissioner Yashraj Bhatnagar, and Commissioner Nancy A. Biagini

**A motion was made by Commissioner Bouza, seconded by Commissioner Cherukuru to excuse Commissioners Biagini and Bhatnagar.**

**Aye:** 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**Absent:** 2 - Commissioner Bhatnagar, and Commissioner Biagini

**DECLARATION OF COMMISSION PROCEDURES**

**Secretary Cherukuru** read the Declaration of Procedures.

**CONTINUANCES/EXCEPTIONS**

None.

**CONSENT CALENDAR**

1. [25-1755](#) Planning Commission Meeting Minutes of November 12, 2025

**Recommendation:** Approve the Planning Commission Meeting Minutes of the November 12, 2025 Meeting.

**A motion was made by Chair Cruichlow, seconded by Commissioner Saleme to approve the consent calendar.**

**Aye:** 4 - Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**Excused:** 2 - Commissioner Bhatnagar, and Commissioner Biagini

**Abstained:** 1 - Commissioner Cherukuru

**PUBLIC PRESENTATIONS**

None.

**PUBLIC HEARING**

2. [25-1601](#) Public Hearing: Recommendation on a General Plan Amendment to Update the Historic Resource Inventory in Appendix 8.9 of the General Plan.

**Recommendation:** Staff recommends the Planning Commission provide a recommendation of approval to the City Council to:

- 1) Determine that the project falls within the scope of the 2010-2035 General Plan Environmental Impact Report pursuant to CEQA Guidelines Section 15168(c)(2).
- 2) Adopt a resolution recommending the City Council amend the General Plan to update the Historic Resource Inventory list in Appendix 8.9 of the General Plan.

**Associate Planner Meha Patel** provided the staff presentation.

**Commissioners** inquired upon the total number of historic properties listed on the City's Inventory, as well as how many of these properties are on the National Register.

Public Speaker:

**Mary Grizzle**

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Saleme to close public hearing.**

**Aye:** 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**Excused:** 2 - Commissioner Bhatnagar, and Commissioner Biagini

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza to approve staff recommendation 1.**

**Aye:** 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**Excused:** 2 - Commissioner Bhatnagar, and Commissioner Biagini

**A motion was made by Commissioner Cherukuru, seconded by Chair Crutchlow to approve staff recommendation 2.**

**Aye:** 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**Excused:** 2 - Commissioner Bhatnagar, and Commissioner Biagini

3. [25-1602](#) Public Hearing: Recommendation on The Adoption of The Citywide Objective Design Standards for Multi-Family and Residential Mixed-Use Projects into The Santa Clara Zoning Code. CEQA: Addendum to the 2010-2035 General Plan EIR

- Recommendation:**
1. Recommend that the City Council determine the project to be consistent with the January 31, 2023 Addendum for the 2023 Housing Element pursuant to CEQA; and
  2. Recommend that the City Council adopt the Citywide Objective Design Standards ordinance.

**Assistant Planner Alex Tellez** provided the staff presentation.

It was announced that this item was presented to the Planning Commission as a Study Session at their October 2025 meeting.

**A motion was made by Commissioner Cherukuru, seconded by Chair Crutchlow to close public hearing.**

**Aye:** 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**Excused:** 2 - Commissioner Bhatnagar, and Commissioner Biagini

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Saleme to approve staff recommendation 1.**

**Aye:** 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**Excused:** 2 - Commissioner Bhatnagar, and Commissioner Biagini

**A motion was made by Commissioner Cherukuru, seconded by Chair Crutchlow to approve staff recommendation 2.**

**Aye:** 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**Excused:** 2 - Commissioner Bhatnagar, and Commissioner Biagini

4. [26-27](#) Study Session: 2025 State Housing Legislation Update

Meeting went into Recess at 7:05 p.m.

Meeting Reconvened at 7:10 p.m.

**Assistant City Attorney Alexander Abbe** provided the staff presentation.

**Commissioners** inquired upon several items including infill housing law and concerns of projects located close to highways and possible pollution concerns.

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

Update on Silicon Valley Joint Venture State of the Valley Conference - February 27, 2026

**Staff Aide II Elizabeth Elliott** updated the Commission that 10 tickets had been purchased for the upcoming Joint Venture State of the Valley Conference taking place on February 27, 2026 per the Commission's direction to do so and stated that only two Commissioners have confirmed their attendance. Direction was then provided by the Commission to pursue a refund for the extra tickets that would not be used by the Commission.

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided budget updates.

2. Upcoming Agenda Items

**Planning Manager Lesley Xavier** provided updates.

3. City Council Actions

**Planning Manager Lesley Xavier** provided updates.

**ADJOURNMENT:**

**The meeting adjourned at 8:58 p.m. The next regular scheduled meeting is on February 11, 2026 at 6 p.m. in the Council Chambers and via Zoom.**

**Aye:** 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

**Excused:** 2 - Commissioner Bhatnagar, and Commissioner Biagini

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## Agenda Report

26-35

Agenda Date: 2/11/2026

### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

Action on an Appeal (PLN25-00562) of the Community Development Director's Denial of a Zoning Clearance (PZC25-00381) for a Smoke Shop Located at 770 Kiely Boulevard.

#### **REPORT IN BRIEF**

**Applicant:** Xiangqiong Wu

**Owner:** 770 Kiely LLC Et Al

**General Plan:** Neighborhood Mixed Use

**Zoning:** Mixed-Use Neighborhood Commercial (MU-NC)

**Existing Site Conditions:** Existing commercial building with a surface parking lot

#### **Surrounding Land Uses:**

- **North:** Gas station, Mixed-Use Neighborhood Commercial (MU-NC)
- **East:** Existing commercial uses, Mixed-Use Neighborhood Commercial (MU-NC)
- **South:** Single-family residence, Single-Family Residential Zone (R1-6L)
- **West:** Single-family residence, Single-Family Residential Zone (R1-6L)

#### **BACKGROUND**

The applicant, Xianqiong Wu, has appealed a decision of the Planning Division to deny an application for a Zoning Clearance to operate a smoke shop at 770 Kiely Boulevard. According to the applicant's appeal form, she seeks to overturn the decision based on "vested rights" and the date that she submitted her application. Given these claims, it is necessary to provide a legislative timeline.

Prior to 2024, the property located at 770 Kiely Boulevard was zoned Neighborhood Commercial (CN). A discrete list of commercial uses were allowed in the CN zone, including clothing stores, pharmacies, groceries, hardware stores, and restaurants Classic Code § 18.34.030. The intent of the zone was to provide "retail goods and services for the convenience of the immediately adjacent residential neighborhood." A broader list of commercial uses was allowed in the Community Commercial (CC) zone, which was described as a "general shopping center zone district," including, notably, "pipe and tobacco shop[s]" Classic Code Chapter 18.36. Uses not listed in the Code were prohibited, unless a special application was made to the Planning Commission for a determination that the use was similar to a listed use. Because pipe and tobacco shops were listed in CC, but not in CN, they were not allowed in the CN zone, and would not have been allowed at 770 Kiely Boulevard under the Classic Code.

On January 9, 2024, the City Council adopted the Comprehensive Zoning Code Update, and it took effect on February 8, 2024. Because the Council had not yet adopted a Zoning Map, some sections in the Code did not immediately become effective. But importantly, the Zoning Code Update did

implement new procedures that went into effect in February 2024. One of these was the requirement to obtain a Zoning Clearance before the initiation or commencement of any new land use, and importantly, prior to the issuance of a business tax certificate. Updated Code § 18.126.020. The Zoning Clearance procedure is used to verify that a proposed land use or structure complies with the list of uses allowed in the applicable zone and the development standards applicable to the use or structure. The Zoning Clearance requirement applies to the proposed business at 770 Kiely Boulevard. Importantly the Zoning Clearance is a consistent method that is applied to all businesses and uses City wide.

On July 16, 2024, the City Council adopted a new Zoning Map for the City, which took effect on August 15, 2024. One of the effects of the adoption of the new map was that the zone for 770 Kiely Boulevard was changed from CN to MU-NC, Mixed-Use Neighborhood Commercial. Under the Updated Zoning Code, “pipe and tobacco shops” were no longer listed as a permissible use in any zone, including MU-NC. The Updated Code provided that if a use was unlisted, it was not allowed, but the Code did provide a procedure for seeking authorization from the Director to operate the use if the Director made certain findings that the use was equivalent to listed uses in the zone. Updated Code § 18.04.040.

On August 20, 2024, the City Council adopted a first “cleanup” ordinance for the Zoning Code, which implemented necessary changes due to new state and federal laws, clarifications to eliminate ambiguities, and corrected errata. There were no changes in the first “cleanup” ordinance relevant to the current application.

On June 10, 2025, the Council adopted a second “cleanup” ordinance, which became effective on July 10, 2025, and which made similar minor changes to the Updated Code. One of those changes was to add “smoke shops” to the Code as a listed use, and to make them conditionally permitted in five zones: R6, C-C, C-R, MU-CC, and MU-RC. Notably, the ordinance did not authorize smoke shops in the MU-NC zone, where 770 Kiely is located, which means they are prohibited.

The business owner applied for a business tax certificate in early 2025. (According to City records, the business license application and fee were received on May 8, 2025; according to the business owner, this took place in April 2025.) Although the owner’s correspondence implies that the business tax certificate was approved, the City has not yet approved the certificate. On May 8, 2025, the City assigned an account number to the business after receiving the filing fee, and directed the applicant to submit a copy of a state seller’s permit. But as required by the January 2024 Updated Zoning Code, the applicant must also obtain a Zoning Clearance from the Planning Division before the City can legally issue the business tax certificate, and no certificate has been issued in this case.

In September 2025, the applicant contacted the Planning Division, which informed her that a smoke shop use is a prohibited use at the subject location, because of the MU-NC zoning. City staff explained that her business fell within the definition of “smoke shop”, and provided her with the Santa Clara City Code (SCCC) definition. As an alternative solution, staff suggested that the applicant modify the business from a smoke shop to a convenience store, as a convenience store is a permitted use at the subject site. Per the SCCC, a convenience store allows for the selling of tobacco products as an ancillary use. Staff noted that should a Planning application be filed, a floor plan would be required demonstrating how the store would operate as a convenience store.

Following the September outreach, the applicant filed a formal application for a Zoning Clearance

with the Planning Division on October 2, 2025, proposing a convenience store with ancillary tobacco sales. The Applicant also submitted a proposed floor plan. However, on October 31, 2025, the applicant informed staff via email of their intention to operate as a smoke shop and not as a convenience store. A smoke shop is a prohibited use at the subject site, and therefore, staff could not approve the Zoning Clearance application.

The applicant requested a formal written denial letter on the Planning application and on December 15, 2025, Planning staff issued the letter of denial for the Planning application and emailed the letter to the applicant.

On December 17, 2025, the applicant filed and paid fees for an appeal of the Community Development Director's decision to deny the Zoning Clearance application to allow a smoke shop at the subject site.

## **DISCUSSION**

Pursuant to Section 18.160.190 of the Santa Clara City Code (SCCC), a smoke shop is defined as the following:

“Smoke Shop: Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco, vaping, compressed gas (i.e. nitrous oxide), or cannabis paraphernalia. Any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop” and is not subject to the restrictions in this chapter.”

The proposed use falls within the scope of this definition.

Pursuant to Section 18.126.020.D of the SCCC, a Zoning Clearance with the Planning Division must be obtained before the issuance of a business tax certificate. The purpose of a Zoning Clearance is to verify whether a proposed use is allowed at the subject site and in the applicable zoning district. The Community Development Director delegated the decision whether or not to issue a Zoning Clearance to Planning staff. A Zoning Clearance cannot be issued and approved unless the request complies with the Zoning Code. While an application for a business tax certificate was submitted in May 2025, the application for a Zoning Clearance was not submitted until October 2, 2025. In addition, if the City has not acted upon a business tax certificate application within 180 days of the application date, the application is deemed denied. SCCC § 3.40.080(d). The 180 days elapsed on November 4, 2025, and so the application for this business has been denied.

As discussed above, the City adopted a second “cleanup” ordinance for the Zoning Code in June 2025, and which became effective in July 2025. The second cleanup ordinance added a definition for Smoke Shop and explicitly listed Smoke Shop throughout the use tables in the Zoning Code, including as a prohibited use in the Mixed Use Neighborhood Commercial zone. However, even prior to the second cleanup, a Smoke Shop was not an allowed use in Mixed Use Neighborhood Commercial zone; nor was it allowable under the Classic Code under the prior zoning for the property, Neighborhood Commercial (CN).

For the subject Zoning Clearance, Planning staff reviews an application with the Zoning Code in effect at the time of planning application submittal. The applicant is claiming that the City should

nevertheless approve the Zoning Clearance because “[t]he application was submitted in April, prior to the July ordinance amendment,” and because of “vested rights.” The Code allows for legal nonconforming uses in two circumstances. First, an existing legal use can continue, if it began prior to the effective date of the Zoning Code (or an update) and complied with all applicable requirements at the time that the use started. SCCC § 18.90.030.B. But, as discussed above, smoke shops have never been authorized at the subject property, and the shop has not yet obtained a business tax certificate. As such, it is not, and has never been, a legal use.

But, the Code also contains a clause for nonconforming uses that have not yet commenced, but that submitted *applications* prior to the effective date of the Zoning Code (or an update). Pursuant to Section 18.02.070 of the SCCC, all Planning applications (such as a Zoning Clearance) that are active and deemed complete prior to the effective date of the Zoning Code or any amendment, shall be processed in compliance with the requirements in effect when the application was deemed complete. But, a Business Tax Certificate is not a Planning application and therefore, is not subject to Section 18.02.070. As the Zoning Clearance, which is a Planning application, was submitted on October 2, 2025, the Zoning Code standards at the time of submittal were utilized. The Zoning Code in effect at the time prohibits smoke shop uses at the subject location, and therefore staff appropriately denied the Zoning Clearance.

The applicant retains the ability to apply for a new Zoning Clearance for a convenience store, which allows for ancillary tobacco sales, and the applicant would be required to demonstrate how the business satisfies the definition of a convenience store with ancillary tobacco sales.

## Considerations

### Appeal Process

Section 18.144.030 of the SCCC requires an appeal to be filed and fees paid within seven days following the actual date the decision was rendered. The appeal was filed, and fees were paid prior to the deadline. Pursuant to Table 6-1 contained in Section 18.112.020 and Section 18.144.030.G of the SCCC, the Planning Commission is the final review authority on this appeal.

### Consistency with General Plan

The project site has a General Plan land use designation of Neighborhood Mixed Use. The General Plan land use designation of Neighborhood Mixed Use is intended for pedestrian-oriented development with a focus on ground-level neighborhood-serving retail along street frontages and residential development on upper floors. Properties with a General Plan land use designation of Neighborhood Mixed Use are generally located adjacent to single-family residential areas.

A smoke shop use does not meet the intent and purpose of the General Plan land use designation of Neighborhood Mixed Use.

### Consistency with Zoning Code

The project site has a zoning district of Mixed-Use Neighborhood Commercial (MU-NC). The purpose of the MU-NC zoning district is to provide land areas for the construction, use, and occupancy for pedestrian oriented developments that focus on neighborhood-serving commercial uses (e.g., coffee shops, grocery stores, retail establishments). MU-NC zoning districts are generally located adjacent to single-family residential zoning districts.

Pursuant to Table 2-11 (Mixed Use Zones Allowed Uses and Permit Requirements) contained in Section 18.14.020 of the SCCC, a smoke shop use is listed as a prohibited use.

A smoke shop use does not meet the intent and purpose of the Mixed-Use Neighborhood Commercial zoning district, and therefore, it is prohibited. Smoke shops are allowed with a Conditional Use Permit in the Community-Commercial, Commercial-Regional, Mixed-Use Community Commercial, Mixed-Use Regional Commercial zoning districts, as these zoning districts are intended to serve larger regions and the broader population. For that reason, these zoning districts are typically located along major corridors (e.g. Stevens Creek Boulevard, San Tomas Expressway, El Camino Real).

### Planning Commission Actions

The project is presented to the Planning Commission for consideration and action. Staff is recommending that the Commission overrule the Appeal and affirm the Community Development Director's decision to deny the Zoning Clearance for a smoke shop to operate at 770 Kiely Boulevard as smoke shop use based upon the following findings:

- A Zoning Clearance can only be issued after determining that the request complies with all Zoning Code provisions applicable to the proposed land use or structure.
- A smoke shop is not permitted in the Mixed-Use Neighborhood Commercial zoning district as it is not listed in Table 2-11 of Chapter 18.14 of the Zoning Code.
- Although Section 18.02.070 of the Zoning Code recognizes a right to seek approval of planning applications that were deemed complete prior to the effective date of the Zoning Code or any amendment, in this case the Planning Application was filed on October 2, 2025, and the current regulations of smoke shops were effective prior to then, on July 10, 2025.

### ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to projects that are disapproved, pursuant to CEQA Guidelines Section 15270. If the Commission were to sustain the appeal and approve the Zoning Clearance, the project would be exempt from CEQA pursuant to Section 15301 (Class 1 - Existing Facilities) as the project involves the leasing of a private tenant space for a private business with no physical alterations to the tenant space.

### FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative time and expense typically covered by processing fees paid by the applicant.

### COORDINATION

This report has been coordinated with the City Attorney's Office.

### PUBLIC CONTACT

Public contact was made by posting the Planning Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. 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](mailto:clerk@santaclaraca.gov) or at the public information desk at any City of Santa Clara public library.

On January 29, 2026, the notice of public hearing for this item was mailed to 196 property owners and tenants within 300-feet of the project site. At the time of this staff report, one public comment has been received by the Planning Division in opposition to the project and has been provided as an attachment to this report.

**RECOMMENDATION**

Overrule the appeal and affirm the Community Development Director's decision to deny the Zoning Clearance for a smoke shop to operate at 770 Kiely Boulevard.

Prepared by: Tracy Tam, Associate Planner

Reviewed by: Sheldon S. Ah Sing, Development Review Officer

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Lesley Xavier, Planning Manager

**ATTACHMENTS**

1. Vicinity Map
2. Resolution to deny the appeal
3. Appeal Application Form
4. Zoning Clearance- Letter of Denial
5. Email Correspondence
6. Public Comment

# Vicinity Map (Zoning) - 770 Kiely Boulevard



**Zoning**

**Land Parcels**

- MUNC - Mixed Use-Neighborhood Commercial
- PQP - Public/Quasi Public
- R1 - Single-Family Residential

**Base Layers**

**Site Addresses**

- Single
- Utility

**Land Parcels**

- Land Parcels

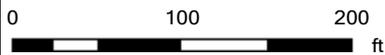
**Streets**

- Streets

**Notes:**

PLN25-00562

1/12/2026 12:13:32 PM



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.



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA TO OVERRULE THE APPEAL AND UPHOLD THE COMMUNITY DEVELOPMENT DIRECTOR'S DENIAL OF A ZONING CLEARANCE FOR A SMOKE SHOP AT 770 KIELY BOULEVARD**

**WHEREAS**, on September 25, 2025, Planning staff informed Xianqiong Wu (“Applicant”) that a smoke shop is not a permitted use at the Project Site and provided the Santa Clara City Code (SCCC) definition of a smoke shop;

**WHEREAS**, on October 2, 2025, the Applicant filed an application for a Zoning Clearance (PZC25-00381) for a new convenience store business with ancillary tobacco sales for a tenant space located at 770 Kiely Boulevard, Santa Clara (“Project Site”);

**WHEREAS**, on October 31, 2025, the Applicant informed staff of their intention to operate as a smoke shop and not as a convenience store with ancillary tobacco sales;

**WHEREAS**, pursuant to Section 18.160.190 of the SCCC, a smoke shop is “Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco, vaping, compressed gas (i.e. nitrous oxide), or cannabis paraphernalia. Any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop” and is not subject to the restrictions in this chapter”;

**WHEREAS**, the Project Site has a General Plan land use designation of Neighborhood Mixed Use, which is intended for pedestrian-oriented development with a focus on ground-level neighborhood-serving retail along street frontages;

**WHEREAS**, the Project Site is zoned Mixed-Use Neighborhood Commercial (MU-NC), which is intended for pedestrian oriented developments that focus on neighborhood-serving commercial

uses (e.g. coffee shops, grocery stores, retail establishments), and smoke shops are not authorized in MU-NC zones;

**WHEREAS**, pursuant to Section 18.02.070 of the SCCC, all Planning applications that are active and deemed complete prior to the effective date of the Zoning Code or any amendment, shall be processed in compliance with the requirements in effect when the application was deemed complete;

**WHEREAS**, Pursuant to Chapter 18.126 of the SCCC, a Zoning Clearance must be obtained before issuance of a City Business License and the Community Development Director shall determine whether the request complies with all Zoning Code provisions applicable to the proposed land use or structure;

**WHEREAS**, on November 13, 2025, the Applicant requested a formal written denial letter;

**WHEREAS**, on December 15, 2025, Planning staff issued a letter of denial for the Zoning Clearance application;

**WHEREAS**, on December 17, 2025, the Applicant filed and paid fees for an appeal (PLN25-00562) of the Community Development Director's decision to deny the Zoning Clearance application;

**WHEREAS**, the California Environmental Quality Act ("CEQA") Guidelines Section 15270 provides that "CEQA does not apply to projects which a public agency rejects or disapproves";

**WHEREAS**, on January 29, 2026, the notice of public hearing for the February 11, 2026, Planning Commission meeting for this item was mailed to property owners within a 300-foot radius of the Project Site; and

**WHEREAS**, on February 11, 2026, the Planning Commission conducted a public hearing to consider the appeal. At the hearing, the Planning Commission invited and considered any and all verbal and written testimony offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds the above Recitals are true and correct and by this reference makes them a part thereof.

2. That pursuant to SCCC Section 18.126.030, the Planning Commission determines that the following findings exist to support the Zoning Clearance denial and justify overruling this appeal:

A. Uses of land that are allowed by right in a zone require the issuance of a Zoning Clearance and are called “permitted uses”. Zoning Clearances shall first be reviewed and issued by the Director, in consultation with the City Fire Marshall, Public Works Department, and County Environmental Health Department. These Zoning Clearances are necessary to confirm compliance with all applicable City laws and regulations before the issuance of a Building Permit, or the initiation of an activity where no Building Permit is required. The proposed smoke shop use is prohibited in the Mixed-Use Neighborhood Commercial (MU-NC) zoning district, as noted in Table 2-11 of Chapter 18.14 of the Zoning Code (ordinance no. 2077; effective July 10, 2025).

B. The Director shall issue the Zoning Clearance only after first determining that the request complies with all Zoning Code provisions applicable to the proposed land use or structure. The request to operate a smoke shop, meeting the definition in Section 18.160.190, is prohibited in the Mixed-Use Neighborhood Commercial (MU-NC) zoning district, and therefore, does not comply with the Zoning Code.

C. Although the Section 18.02.070 of the Zoning Code recognizes a right to seek approval of planning applications that were deemed complete prior to the effective date of the Zoning Code or any amendment, in this case the Planning Application was filed on October 2, 2025, and the current regulations of smoke shops were effective prior to then, on July 10, 2025.

3. That based on the findings set forth in this Resolution and the evidence in the City Staff Report, the Planning Commission hereby overrules the appeal and upholds the Community Development Director's denial of the Zoning Clearance.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 11th DAY OF FEBRUARY, 2026, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: \_\_\_\_\_  
AFSHAN HAMID  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF SANTA CLARA

Attachments Incorporated by Reference:  
1. Zoning Clearance

 <p><b>City of Santa Clara</b> The Center of What's Possible</p>	Planning Division; (408) 615-2450 Email: <a href="mailto:planning@santaclaraca.gov">planning@santaclaraca.gov</a>
<p><b>Planning Appeal Form</b></p>	

**Instructions**

Use this form to appeal a decision made at the Development Review Hearing or Planning Commission. **All appeals must be filed with the Planning Division within seven calendar days of the action being appealed.**

Appeals from the Development Review Hearing are made to the Planning Commission (for single-family residential projects) or to the City Council (for projects other than single-family residential projects) and will be set for hearing on the next available agenda. Appeals from the Planning Commission are made to the City Council and will be placed on a subsequent City Council Agenda. Please contact the Planning Division at the number listed above with any inquiries about the process.

Applications will be filed through the City's [Permitting Online Portal](#). You will need to register for an account to file. Applications may also be filed in person at the Permit Center, City Hall, 1500 Warburton Avenue, Santa Clara.

*Information submitted on this form is public record.*

**Appeal Fees**

[Appeal Fees](#) are set by the Municipal Code of the City of Santa Clara and are subject to annual review. Submitted appeals will be invoiced by staff for payment. **Fee payment must be received by the City of Santa Clara before this form submittal can be certified as complete.**

**Appellant Declaration**

Name: Xiangqiong Wu  
 Street Address: 839 Winifred Dr  
 City, State, Zip Code: San Jose 95122  
 Phone number: 6124564357  
 E-mail address: qiongwu1008@gmail.com

In accordance with the provisions of the Municipal Code of the City of Santa Clara, I hereby appeal the following action at the:

Development Review Hearing     Planning Commission

at it's meeting of \_\_\_\_\_  
 (date)

Agenda Item No.: \_\_\_\_\_

File No.(s): PZC25-00381

Address:/APN(s): 770 Kiely Blvd Unit 125 Santa Clara CA

**Appellant Statement**

(If more space is required, attach a separate sheet of paper.)

Action being appealed:

**Administrative Denial of Zoning Clearance for Business License**

(File No . PZC25-00381, dated December 15,2025)

Reason for Appeal:

The administrative denial is improper because the City applied zoning regulations adopted after the application was submitted. The application was submitted in April, prior to the July ordinance amendment, but the denial relies on the amended definition and restrictions without any vested rights or transitional analysis.

Additionally, the Administrative denial is based solely on staff's understanding of the business description,

without providing the applicant an opportunity to clarify or correct the zoning classification.

For these reasons, the Administrative Denial should be reversed.

**Certification of Authenticity**

Beware, you are subject to prosecution if you unlawfully submit this form. Under penalty of law, transmission of this form to the City of Santa Clara is your certification that you are authorized to submit it and that the information presented is authentic.



12/16/2025

Signature of Appellant

Date

后台项目已添加  
 "zoom.us" 已添加可在后台运行的项目。你可以在“登录项与扩展”中管理。



smokecharms59

Linked Accounts

	Account #	Business Name	Address	Expire Date	Balance Due	Actions
<ul style="list-style-type: none"> <li> Renew/File/Link Account)</li> <li> Pay for Balance Due</li> <li> Update Account</li> <li> Submit New Application</li> <li> View/Print My Documents</li> <li> Update Profile</li> <li> Sign Out</li> <li> Report a Problem</li> </ul>	315243	Smoke Charms LLC	770 KIELY BLVD 125 SANTA CLARA, CA 95051-5743	5/7/2026	\$0.00	<a href="#">Renew/File</a>   <a href="#">Update</a> <a href="#">Close</a>   <a href="#">Remove</a>



City of Santa Clara  
 Municipal Services Division - Business License Unit  
 1500 Warburton Ave Santa Clara, CA 95050  
 Phone (408) 615-2310  
 Business Hours: Mon-Fri (8am - 5pm)

Business License:

Transient Occupancy Tax:



Inquiry Regarding Opening a Smoke Shop at 770 Kiely Blvd, Santa Clara



我 3月13日

发给planning ▾



Dear City Hall Team,

I hope this message finds you well.

I am writing to inquire about the zoning regulations and business licensing requirements regarding the establishment of a smoke shop at the following address:

770 Kiely Blvd,  
Santa Clara, CA 95051

Could you please advise if this type of business is permitted at this location, and inform me of any special regulations or procedures I should be aware of?

Thank you very much for your assistance. appreciate your time and guidance and look forward to your reply.

Best regards,

Ellie

← 回复

→ 转发





## LETTER OF DENIAL ZONING CLEARANCE – BUSINESS LICENSE

**File No.:** PZC25-00381  
**Project Description:** Business License  
**Project Address:** 770 KIELY BL 125  
**APN:** 293-25-038  
**Zoning:** MU-NC, Mixed Use-Neighborhood Commercial  
**General Plan:** Neighborhood Mixed Use

---

**Action:** Administrative Denial  
**Denial Date:** 12/15/2025

### Facts and Findings:

The subject property is located within the Mixed-Use Neighborhood Commercial zoning district (MU-NC). Based on email correspondence with the applicant, it is staff's understanding that the business description satisfies the definition of a "Smoke Shop", as defined in Section 18.160.190 of the Santa Clara City Code (SCCC). Pursuant to Section 18.160.190 ("S" Definitions) of the SCCC, a "Smoke Shop" is defined as the following:

**Smoke Shop.** Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco, vaping, compressed gas (i.e. nitrous oxide), or cannabis paraphernalia. Any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop" and is not subject to the restrictions in this chapter.

Pursuant to Table 2-11 contained in Section 18.14.020 of the Santa Clara City Code (SCCC), a "Smoke Shop" is an expressly prohibited use in the MU-NC zoning district.

Planning staff did not find record of an existing issued business license for the proposed use at this location.

Based on the facts and findings noted above, this zoning clearance is hereby denied.

**Denied by:**  
Tracy Tam  
Associate Planner



santa clara city



Compose

- Inbox 2
- Starred
- Snoozed
- Sent
- Drafts
- More

- Labels +
- 烟店执照
  - 烟网络
  - Challenge school

5 of 16 < > 拼

### City of Santa Clara Business Tax Payment Inbox x

**donotreply@santaclaraca.gov** to me Thu, May 8, 11:38 AM

Certificate: 315243  
Business Name: Smoke Charms LLC  
Location: 770 KIELY BLVD 125

Thank you, for your recent payment for certificate number 315243.  
Please do not reply to this email as this account is not monitored.

Thank you,  
**City of Santa Clara**  
Business Tax Division

\*\*The four dollar (\$4) State Disability Access Education Fee is required for all Business License applications and renewals under California Senate Bill 1186. Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You obtain information about your legal obligations and how to comply with disability access laws at the following agencies: The Division of the State Architect at [www.dgs.ca.gov/dsa/home.aspx](http://www.dgs.ca.gov/dsa/home.aspx) The Department of Rehabilitation at [www.rehab.cahwnet.gov](http://www.rehab.cahwnet.gov) The California Commission on Disability Access at [www.cdda.ca.gov](http://www.cdda.ca.gov)

The information contained in this email may be privileged, confidential and exempt from disclosure under applicable law. The information is intended only for the use of the individual or entity to which it is addressed. If you are not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, or are not the named recipient(s), please notify the sender immediately by reply email and delete this message from your computer. Thank you

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## LETTER OF DENIAL ZONING CLEARANCE – BUSINESS LICENSE

**File No.:** PZC25-00381  
**Project Description:** Business License  
**Project Address:** 770 KIELY BL 125  
**APN:** 293-25-038  
**Zoning:** MU-NC, Mixed Use-Neighborhood Commercial  
**General Plan:** Neighborhood Mixed Use

---

**Action:** Administrative Denial

**Denial Date:** 12/15/2025

### Facts and Findings:

The subject property is located within the Mixed-Use Neighborhood Commercial zoning district (MU-NC). Based on email correspondence with the applicant, it is staff's understanding that the business description satisfies the definition of a "Smoke Shop", as defined in Section 18.160.190 of the Santa Clara City Code (SCCC). Pursuant to Section 18.160.190 ("S" Definitions) of the SCCC, a "Smoke Shop" is defined as the following:

**Smoke Shop.** Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco, vaping, compressed gas (i.e. nitrous oxide), or cannabis paraphernalia. Any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop" and is not subject to the restrictions in this chapter.

Pursuant to Table 2-11 contained in Section 18.14.020 of the Santa Clara City Code (SCCC), a "Smoke Shop" is an expressly prohibited use in the MU-NC zoning district.

Planning staff did not find record of an existing issued business license for the proposed use at this location.

Based on the facts and findings noted above, this zoning clearance is hereby denied.

### Denied by:

**Tracy Tam**  
**Associate Planner**

**From:** [Alex Tellez](#)  
**To:** [Smokey Charms](#)  
**Cc:** [Nimisha Agrawal](#); [Business License](#)  
**Subject:** RE: To: Business License Appeal – Certificate No. 315243 (Smoke Charms LLC, 770 Kiely Blvd #125)  
**Date:** Thursday, September 25, 2025 4:01:00 PM  
**Attachments:** [Chapter 18.126 Zoning Clearance.pdf](#)  
[Tablr 2-11 Mixed Use Zones Allowed Uses.pdf](#)  
[18.160.190 - S Definitions.pdf](#)  
[Permitting Online Portal User Guide - Planning.pdf](#)  
[Application Checklist Bus.pdf](#)  
[image001.png](#)

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Good afternoon Xiangqiong,

The Santa Clara Planning Division has received your email.

“Vested Rights” under California State Land Use law only pertains to people that have submitted a land use application.

A Business Tax Certificate application is not a land use application but a tax requirement to operate in the City of Santa Clara therefore unfortunately you do not have any vested rights to the prior City Land Use Regulations.

You have not submitted a zoning clearance application and there was none pending prior to July 1<sup>st</sup> therefore you are require to follow current City Land Use regulations which is that a smoke shop is not allow to operate in the Mixed Use – Neighborhood Commercial (“MU-NC”) zoning district.

You may changed your business model to be a convenience store that sells tobacco products as ancillary and be able to operate in that location to meet the following exemption.

“Any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop””

and is not subject to the restrictions in this chapter.”

A zoning clearance application will need to be submitted if your use will follow the following definition above and Planning will require a floor plan showing how the store will be a convenience store.

See attached Santa Clara City Codes for your reference.

**Alex Tellez** | Assistant Planner  
Community Development Department | Planning Division  
1500 Warburton Avenue | Santa Clara, CA 95050  
D: 408.615.2459 | Email: [atellez@santaclaraca.gov](mailto:atellez@santaclaraca.gov)

[www.SantaClaraCA.gov](http://www.SantaClaraCA.gov)



Out of Office: December 1<sup>st</sup> to December 2<sup>nd</sup>

---

**From:** Smokey Charms <smokecharms59@gmail.com>

**Sent:** Wednesday, September 24, 2025 12:47 AM

**To:** Planning <Planning@santaclaraca.gov>

**Subject:** To: Business License Appeal – Certificate No. 315243 (Smoke Charms LLC, 770 Kiely Blvd #125)

You don't often get email from [smokecharms59@gmail.com](mailto:smokecharms59@gmail.com). [Learn why this is important](#)

Dear City of Santa Clara Planning Division and City Clerk's Office,

I am writing regarding my business license application for Smoke Charms LLC, located at 770 Kiely Blvd #125, Santa Clara, CA, Certificate No. 315243.

In April 2025, I emailed your office twice but did not receive any reply. I then visited City Hall in person two times to confirm the application requirements. At that time, City staff clearly informed me that I could apply and that I only needed to first obtain a tobacco retail license and then return to apply for the business license. Based on this official information, I proceeded in good faith with my application.

On May 8, 2025, I received confirmation from the City's Business Tax Unit that my application had been processed, the required fees had been paid, and Certificate No. 315243 was assigned. The notice also stated that the only remaining requirement was to submit my Seller's Permit. However, the notice never specified any deadline or expiration date for submitting this document. Therefore, I reasonably understood that my application remained valid while I worked to obtain and provide the Seller's Permit. I have since submitted the requested documentation.

Recently, I was informed that the zoning regulations have changed. This inconsistency has caused me serious confusion and financial hardship. I respectfully request that the City honor the information previously provided by staff and the regulations that were in effect at the time I filed my application.

Under California's vested rights principles, once an application has been accepted and the applicant has made substantial reliance in good faith, subsequent changes in ordinances cannot be applied retroactively (*Avco Community Developers v. South Coast Regional Commission*, 1976; ILG Planning Handbook). My application was substantially complete and accepted under the prior regulations, and I have already signed a lease and invested significantly in reliance on City approval.

If this matter cannot be resolved administratively, I will have no choice but to exercise my appeal rights, including seeking legal counsel if necessary.

Please confirm receipt of this email and advise me of the next steps. I have attached supporting documents, including City correspondence dated May 8, 2025, payment confirmation, lease agreement, and proof of investment.

Thank you for your prompt attention to this matter.

Sincerely,

Xiangqiong Wu

Phone: 612-456-4357

Email: [smokecharms59@gmail.com](mailto:smokecharms59@gmail.com)

## Tracy Tam

---

**From:** Smokey Charms <smokecharms59@gmail.com>  
**Sent:** Friday, October 31, 2025 4:12 PM  
**To:** Tracy Tam  
**Subject:** Re: PLN25-00432: 770 Kiely Blvd

Dear Tracy,

Thank you very much for your time and detailed feedback.

After careful consideration, I would like to clarify that my intention is to continue operating as a smoke shop, as originally applied. I understand that the City's current zoning regulation may not allow new smoke shops in this district. However, I believe my previous business application and approvals were submitted and accepted before the new zoning rule took effect.

If the City cannot approve my original application under these circumstances, I will consult with my attorney to review the case and determine the appropriate legal process.

Thank you for your understanding and for all your assistance so far.

Best regards,

Xiangqiong Wu

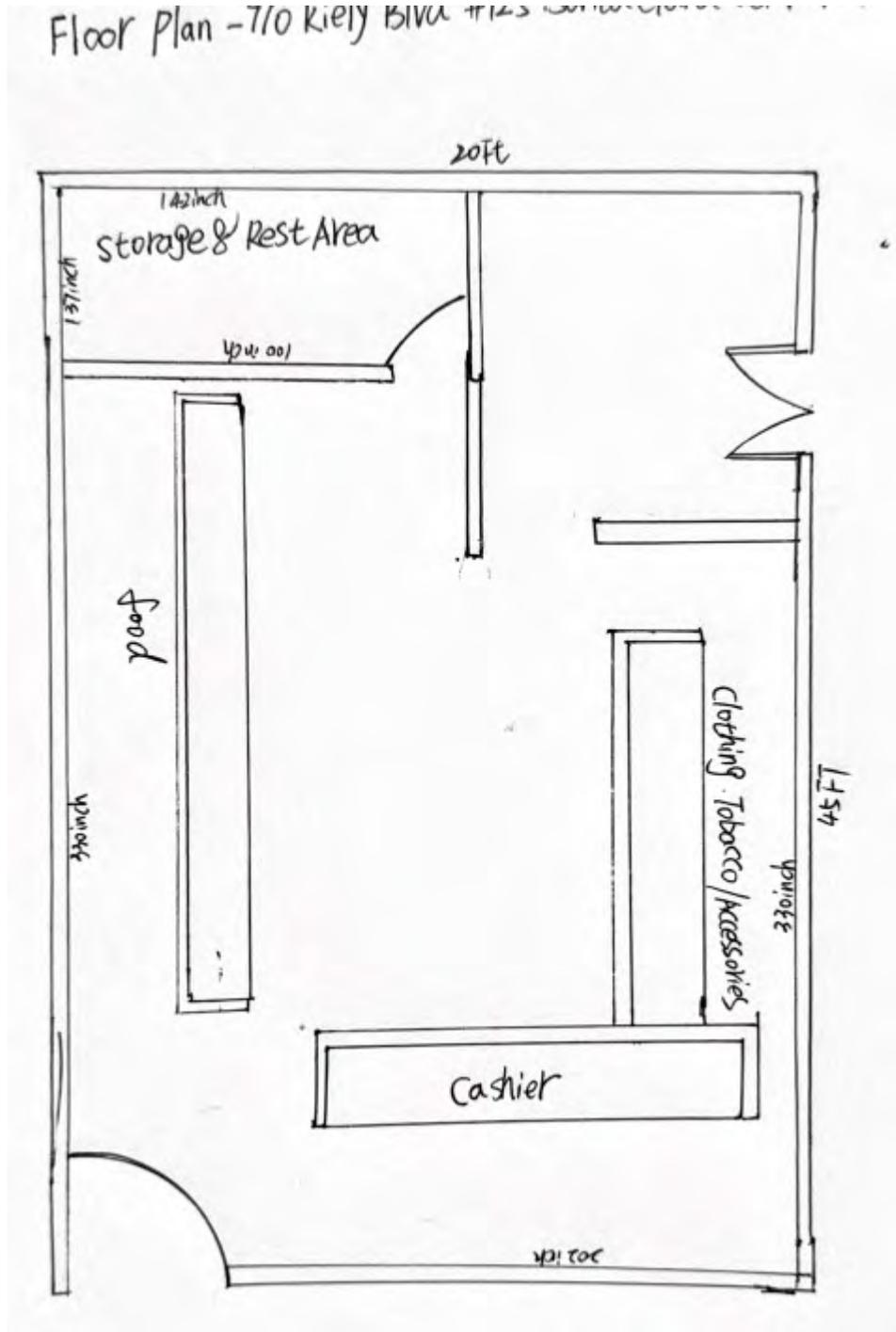
Tracy Tam <[TTam@santaclaraca.gov](mailto:TTam@santaclaraca.gov)>于2025年10月31日 周五14:58写道 :

Hello Xiangqiong,

Thank you for the floor plan. I've had a chance to take a look and I do have a few simple questions. For the area designated as clothing, tobacco/accessories, does this mean you'll be selling clothing, tobacco, and accessories or will you be selling clothing, tobacco, and tobacco accessories?

Will the food products be prepackaged goods or will the food be prepared at this establishment?

Lastly, what is the area to the top right used for (served by the double doors).



Given that the business appears to be a convenience store with ancillary tobacco sales, and the name of the business is currently Smokey Charms Smoke and Vape, we'll expect the business name to change to reflect the business. Can you please let me know what the new business name will be?

Lastly, I will need to convert the permit from a "PLN25" to a "PZC25" as the "PZC25" is for the zoning clearance, not the "PLN25". I'll do so on my end and let you know the new reference number that you'll need to use from now on, once I am able to convert the permit.

I look forward to hearing from you.

Best,

**Tracy Tam** | Associate Planner

Community Development Department | Planning Division  
[1500 Warburton Avenue](#) | [Santa Clara, CA 95050](#)

O: 408.615.2450 | D: 408.615.2432



---

**From:** Smokey Charms <[smokecharms59@gmail.com](mailto:smokecharms59@gmail.com)>

**Sent:** Friday, October 10, 2025 12:08 PM

**To:** Tracy Tam <[TTam@SantaClara.gov](mailto:TTam@SantaClara.gov)>

**Subject:** Re: PLN25-00432: [770 Kiely Blvd](#)

Dear Tracy,

Thank you very much for your email and for taking over my application.

I just uploaded the **floor plan** for my CUP application through the permit portal (under "Plans"). Could you please kindly check if it meets the requirements? If there is anything missing or if you need any additional information, please let me know — I will provide it right away.

Thank you again for your time and support.

I also wish you a wonderful and relaxing weekend!

Best regards,  
Xiangqiong Wu  
Phone: 612-456-4357

On Fri, Oct 10, 2025 at 11:47 AM Tracy Tam <[TTam@santaclaraca.gov](mailto:TTam@santaclaraca.gov)> wrote:

Hello,

I have been assigned this application. I understand you have had prior communication with Alex, where he had noted that Planning will need to see a floor plan showing how the store will be a convenience store. Please upload the floor plan as soon as you are able. I will not be able to invoice the zoning clearance, or review/move the zoning clearance forward until this is submitted.

Instructions for how to upload the floor plan to the permit portal can be found here:  
<https://www.santaclaraca.gov/home/showpublisheddocument/84010/638665064506070000> (PDF page 11).

Best,

**Tracy Tam** | Associate Planner

Community Development Department | Planning Division  
[1500 Warburton Avenue | Santa Clara, CA 95050](https://www.santaclaraca.gov/home/showpublisheddocument/84010/638665064506070000)

O: 408.615.2450 | D: 408.615.2432



## Tracy Tam

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**From:** Tracy Tam  
**Sent:** Monday, December 15, 2025 4:05 PM  
**To:** Smokey Charms  
**Cc:** Alex Tellez; Nimisha Agrawal  
**Subject:** Re: Request for Approval of Smoke Shop License Based on Original Regulations  
**Attachments:** PZC25-00381 Letter of Denial.pdf

Hi Xiangqiong Wu,

Attached you will find the letter of denial for the zoning clearance application. Unfortunately, staff cannot approve a smoke shop at this location as it is not permitted. Please do reach out if you would like to reconsider the convenience store option.

Best,

**Tracy Tam** | Associate Planner  
Community Development Department | Planning Division  
1500 Warburton Avenue | Santa Clara, CA 95050  
O: 408.615.2450 | D: 408.615.2432



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**From:** Tracy Tam <TTam@SantaClaraca.gov>  
**Sent:** Friday, December 12, 2025 4:23 PM  
**To:** Smokey Charms <smokecharms59@gmail.com>  
**Cc:** Alex Tellez <atellez@Santaclaraca.gov>; Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>  
**Subject:** RE: Request for Approval of Smoke Shop License Based on Original Regulations

Hello, thank you for your follow-up. I am working on this request and will reach out to you once I have something to share.

Thank you for your patience.

Happy holidays,

**Tracy Tam** | Associate Planner  
Community Development Department | Planning Division  
1500 Warburton Avenue | Santa Clara, CA 95050  
O: 408.615.2450 | D: 408.615.2432



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**From:** Smokey Charms <smokecharms59@gmail.com>  
**Sent:** Friday, December 12, 2025 11:55 AM  
**To:** Tracy Tam <TTam@SantaClaraca.gov>  
**Cc:** Alex Tellez <ATellez@Santaclaraca.gov>; Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>  
**Subject:** Re: Request for Approval of Smoke Shop License Based on Original Regulations

Dear Tracy, Alex, and Nimisha,

I am following up again regarding my prior request for a formal written decision on my business license application.

As of today, I have not received any written response. While I understand the holiday season may affect scheduling, a written determination is necessary for me to understand the City's official position and proceed accordingly.

If a written decision cannot be issued, please confirm that in writing.

Absent a response, I will need to escalate this matter to the Department Director and seek legal guidance to preserve my procedural rights.

Thank you for your attention.

Sincerely,  
Xiangqiong Wu

On Fri, Nov 21, 2025 at 1:43 PM Smokey Charms <[smokecharms59@gmail.com](mailto:smokecharms59@gmail.com)> wrote:

Dear Tracy and Alex, and Nlmisha Agrawal

I hope you are doing well.

Last week, I emailed to request a **written decision** regarding my business license application, including the reasons for the City's determination.

Since I have not yet received a response, I would like to kindly follow up.

As you know, a written decision is necessary for me to understand the City's position and determine my next steps. I would be grateful if you could let me know when I can expect to receive the written notice.

Thank you very much for your time, and I appreciate your assistance on this matter.

Sincerely,  
**Xiangqiong Wu**

On Thu, Nov 13, 2025 at 3:55 PM Smokey Charms <[smokecharms59@gmail.com](mailto:smokecharms59@gmail.com)> wrote:

Dear Tracy,

Thank you for your response.

However, I must make it absolutely clear that I strongly dispute the City's conclusion and the way my case has been handled.

The current situation did not happen because of any failure on my part.

It happened entirely because your staff provided incorrect information, failed to tell me about required permits, and did not respond to my written inquiries.

I acted in full good faith based on the guidance provided by the City.

Because of the City's mistakes, I have suffered significant financial damage.

I am a single mother supporting my child, and every dollar I invested came from loans.

The City's misinformation put me in this extremely difficult position.

At this point, I will be taking the following actions:

**✓ 1. Filing a  
formal administrative appeal**

**✓ 2. Submitting a  
Government Estoppel / Vested Rights  
claim**

**✓ 3. Requesting full review by senior City officials, including the Planning Manager,  
Community Development Director, and City Manager**

**✓ 4. Preparing for  
legal action  
if necessary, including a potential Writ of Mandate**

✓ **5. Preserving all communication as evidence for any future proceedings**

I am not afraid to pursue every available legal remedy.

I will not accept being forced to suffer the consequences of the City's mistakes.

**Please provide the formal written denial letter for my original application immediately so that I can proceed with the next steps in the appeal and legal process.**

Thank you.

I expect your prompt response.

Sincerely,

Xiangqiong Wu

Tracy Tam <[TTam@santaclaraca.gov](mailto:TTam@santaclaraca.gov)>于2025年11月13日 周四14:47写道 :

Good afternoon Xiangqiong, I have had a chance to review your information below with my supervisor. Thank you for your patience on this matter and for coming to city hall to discuss your concerns and providing a timeline of what occurred with Alex and I.

After careful discussion and thought, I am sorry to say that the smoke shop business will not be able to be approved as a smoke shop at the current location. As the business license applied for in May 2025 was not issued, the current zoning code would need to be followed. Although a smoke shop is not allowed at the current location, the zoning code does note the following: "Any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop"" and is not subject to the restrictions in this chapter."

Therefore, if the primary business is a grocery store, supermarket, convenience store, or similar retail use, then the selling of conventional cigars, cigarettes, or tobacco as an ancillary use may be allowed. If you would like to remain at the current address, the primary business would need to be a grocery store, supermarket, convenience store, or similar retail use and the project description and floor plans would need to reflect this business model. If you are open to other properties in Santa Clara, I am happy to assist you in checking whether the smoke shop business would be allowed at those properties.

I sincerely apologize for what you have encountered, and I understand how frustrating it must be. I am sorry for any inconvenience this has caused.

Best,

**Tracy Tam** | Associate Planner

Community Development Department | Planning Division

[1500 Warburton Avenue | Santa Clara, CA 95050](https://www.santaclaraca.gov/1500-Warburton-Avenue)

O: 408.615.2450 | D: 408.615.2432



**From:** Tracy Tam  
**Sent:** Friday, November 7, 2025 8:25 AM  
**To:** 'Smokey Charms' <[smokecharms59@gmail.com](mailto:smokecharms59@gmail.com)>; Alex Tellez <[atellez@santaclaraca.gov](mailto:atellez@santaclaraca.gov)>  
**Subject:** RE: Request for Approval of Smoke Shop License Based on Original Regulations

Thank you for emailing me this information. I will discuss this further with my supervisor and will be in touch next week.

Best,  
**Tracy Tam** | Associate Planner  
Community Development Department | Planning Division  
[1500 Warburton Avenue | Santa Clara, CA 95050](https://www.santaclaraca.gov/1500-Warburton-Avenue)  
O: 408.615.2450 | D: 408.615.2432



**From:** Smokey Charms <[smokecharms59@gmail.com](mailto:smokecharms59@gmail.com)>  
**Sent:** Thursday, November 6, 2025 3:46 PM  
**To:** Tracy Tam <[TTam@SantaClaraca.gov](mailto:TTam@SantaClaraca.gov)>; Alex Tellez <[ATellez@Santaclaraca.gov](mailto:ATellez@Santaclaraca.gov)>  
**Subject:** Request for Approval of Smoke Shop License Based on Original Regulations

On March 10 at 10:00 a.m., I visited your Planning Department to consult with your staff about the required procedures and qualifications for opening a smoke shop. The staff informed me that my location was permitted to operate a smoke shop and advised me to simply complete the form at the Business Department or apply online.

On March 13, I visited your office again with a friend to confirm the same question, and I received the same answer. On the same day, I also sent an email to follow up, but I did not receive any response.

On April 8, I submitted my online application for the business license and made the payment. This was before your department modified the zoning or relevant regulations.

Therefore, I request that my application be approved according to the original regulations in effect at the time of my submission. Otherwise, I will be forced to pursue legal action to resolve this matter

## Tracy Tam

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**From:** Tim Thompson <tthompson5768@gmail.com>  
**Sent:** Friday, January 30, 2026 4:04 PM  
**To:** Tracy Tam  
**Subject:** Re: 770 Kiley project PLN25-00562

You don't often get email from tthompson5768@gmail.com. [Learn why this is important](#)

Tracy

Thank you for your clarification my wife and I are opposed to any type of smoke shop in our city we have enough of them around.

T & D

On Fri, Jan 30, 2026 at 3:40 PM Tracy Tam <[TTam@santaclaraca.gov](mailto:TTam@santaclaraca.gov)> wrote:

Hi Tim and Dawn,

Absolutely, thank you for reaching out. The application on file is an appeal of the Community Development Director's denial of a zoning clearance to allow a smoke shop to locate within the existing commercial building. In other words, an application was submitted for a new smoke shop at [770 Kiely Blvd](#), and the application was denied because a smoke shop is not allowed at that location. An appeal was filed to contest the denial.

Best,

**Tracy Tam** | Associate Planner

Community Development Department | Planning Division  
[1500 Warburton Avenue | Santa Clara, CA 95050](#)

O: 408.615.2450 | D: 408.615.2432



---

**From:** Tim Thompson <[tthompson5768@gmail.com](mailto:tthompson5768@gmail.com)>  
**Sent:** Friday, January 30, 2026 3:22 PM  
**To:** Tracy Tam <[TTam@SantaClaraca.gov](mailto:TTam@SantaClaraca.gov)>  
**Subject:** Re: 770 Kiley project

You don't often get email from [tthompson5768@gmail.com](mailto:tthompson5768@gmail.com). [Learn why this is important](#)

On Fri, Jan 30, 2026 at 2:38 PM Tim Thompson <[tthompson5768@gmail.com](mailto:tthompson5768@gmail.com)> wrote:

Hello Tracy

We're the Thompson at [765 Fairlane Ave, Santa Clara, CA 95051](#). Can you share with a little more information about the proposed project. We live behind 2868 Homestead and we're concerned that some day both the apartments , cooking cooking and the pizza parlor Kaiser building will go high density. Any information would be appreciated.

Tim and Dawn Thompson



## Agenda Report

26-52

Agenda Date: 2/11/2026

### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

Public Hearing: Action on Appeal (PLN25-00561) of Development Review Officer's Approval at 2892 Mesquite Drive for an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot. CEQA Status: Exempt from CEQA per Section 15332.

#### **REPORT IN BRIEF**

**Applicant of the Appeal:** Sorin Spanoche

**Property Owner:** Ling Zhou

**General Plan:** Very Low Density Residential

**Zoning:** Single-Family Residential (R1-6L)

**Site Area:** 0.13

**Existing Site Conditions:** The site consists of a two-story raised ranch style four-bedroom, two-bathroom residence built in 1955

#### **Surrounding Land Uses:**

- **North:** Two-Story Raised Ranch Style Residence (R1-6L), across from Mesquite Avenue
- **East:** Single-Story Ranch Style Residence (R1-6L)
- **South:** Single-Story Tract Home (R1-6L)
- **West:** Single-Story Ranch Style Residence (R1-6L)

#### **BACKGROUND**

The Development Review Officer on December 10, 2025, approved the property owner's request to add 621 square feet to the first floor and 397 square feet to the second floor of the existing two-story residence, subject to conditions of approval at 2892 Mesquite Drive. On December 17, 2025, the appellant, Sorin Spanoche filed a timely appeal of the December 10, 2025, Development Review Officer's decision to the Planning Commission in accordance with the Santa Clara City Code ("SCCC") 18.120.020K. The appellant is the neighbor of 2892 Mesquite Drive, a property located between Mesquite and Madrone Avenue in a predominately single-family residential neighborhood.

On July 23, 2025, the owner, Ling Zhou, submitted an application requesting an Architectural Review approval for the proposed 1,018 square foot first and second floor addition to their existing two-story 2,081 square foot single-family residence as required by SCCC 18.120.020.D, Architectural Review Process - Public Hearing Required. At a publicly noticed meeting - Development Review Hearing ("DRH") on November 19, 2025, the Development Review Officer (DRO) reviewed the request. This review was continued to the December 10, 2025, publicly noticed DRH due to technical difficulties with the hybrid capabilities of the broadcast of the meeting and to allow for community feedback to be received. At the December 10, 2025, DRH the DRO discussed if the 401 square foot first-floor

addition on the front of the residence would break the prevailing development pattern of the subdivision and create sight line impacts to the neighboring properties. Five members of the public spoke against the proposal. The DRO approved the proposed addition with an added condition of approval as stated below:

*“The proposed guest bedroom shall adhere to the prevailing development pattern in the subdivision by reducing the footprint of the proposed guest room by providing a greater front and side setback. The setbacks shall preserve the existing sight line of the adjacent property.”*

The appellant contests that the request is inconsistent with Santa Clara’s Single-Family & Duplex Residential Design Guidelines as the proposed interior side & front setbacks were not “adjusted to complement adjacent development or to accommodate special needs of the development as determined through the architectural review process”.

### **DISCUSSION**

At the December 10, 2025, DRH staff supported the owner’s request after making the required Architectural Review findings under SCCC 18.120.020.F as stated below:

1. “That any off-street parking areas, screening strips, and other facilities and improvements necessary to secure the purpose and intent of [the] Zoning Code and the General Plan are a part of the proposed development, in that:”
  - The proposal is consistent with SCCC 18.38.060.D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep.
  - The proposed parking spaces are not located in the required front yard or side yard landscape areas as they are in the existing garage.
  - The vehicle parking is in an all-weather material surfaced area.
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 construction would not create any traffic congestion or hazards.
  - The public streets are adequate in size to accommodate a single-family residence of this size.
  - The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.
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 [the] Zoning Code and the General Plan, in that:”
  - Building height and bulk is appropriate relative to the neighborhood.
  - Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.
  - Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.

- A tree will remain in the front yard to provide shade, soften the building, improve the streetscape, and comply with the City's Climate Action Plan.
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 specified 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 Council, which set shall be maintained in the Department. 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 [the] Zoning Code, in that:"
- With adherence to condition P3 of the Conditions of Approval, the proposed construction is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
    - As conditioned, 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 proposed construction complies with the R1-6L Zoning District's development standards.
  - The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

The DRO heard the public comments from the five members of the public who live in the vicinity of the site, all who had concerns about the massing of the proposed project (first and second floor additions). To address the public concerns, the DRO added an additional condition of approval for the proposal to provide a greater front and side setback to adhere to the prevailing development pattern of the subdivision. The owner accepted the additional condition of approval and agreed to modify the plans. The staff reports from the November 19, 2025 and December 10, 2025 DRH are available as Attachment 2.

The appellant states in their appeal that finding five of SCCC 18.120.020.F cannot be made and requests the Planning Commission to overturn the DRO's decision as the proposal is not compatible with the prevailing pattern found in the neighborhood. Staff can make the fifth finding as the addition is minor in nature as its less than 50% of the floor area and protects the neighboring sight lines to the street.

Pursuant to SCCC 18.144.030.E, the Planning Commission hears DRH appeals as *de novo*. During the appeal hearing, the issues that may be raised and considered by the Planning Commission are not limited to those raised by the appellant, and may include any aspect of the proposed project, whether or not originally considered as part of the decision being appealed. The Planning Commission may affirm, affirm in part, vacate, modify or reverse the decision that is the subject of the

appeal, based upon findings of fact about the particular case. The findings shall identify the reasons for the action on the appeal, and verify compliance or noncompliance of the subject of the appeal with the zoning code. The Commission may adopt additional conditions of approval, which may address issues or concerns other than the subject of the appeal. If there is new or different evidence presented on the appeal, the Commission may refer the matter back to the DRO for further consideration.

If any party is dissatisfied with the Commission's decision, it is appealable to the City Council, as the Council serves as the final review authority for all Planning Commission decisions on Architectural Review of single-family residences under SCCC 18.144.020.B. In this matter, staff continues to recommend approval of the Architectural Review as conditioned as it is consistent with the General Plan and the SCCC and therefore staff recommends the Planning Commission affirm the decision of the DRO.

### **Considerations**

#### Consistency with General Plan

- 5.5.2-P2 - Implement design review guidelines for setback, heights, materials, massing, articulation and other standards to support Transition Policies and promote neighborhood compatibility.
  - The request conforms with the City of Santa Clara Single-Family & Duplex Residential Design Guidelines Chapter 2b - Sensitive Design Solutions as the second story addition does not exceed approximately 66% of the first-floor area and the side walls of the second story addition are set back at least 3 feet from the side walls of the first floor. The City of Santa Clara Single-Family & Duplex Residential Design Guidelines is the implementation of General Plan Policy 5.5.2.
- 5.5.2-P3 - Implement site design solutions, such as landscaping and increased building setbacks, to provide a buffer between non residential and residential uses.
  - The request conforms with the City of Santa Clara Single-Family & Duplex Residential Design Guidelines Chapter 4a - Site Planning as the first story addition on the front is setback more than required, preserving the prevailing development pattern in the neighborhood.

#### Consistency with Zoning Code

The request conforms with all of the development standards under the Zoning Code. See Project Data and Compliance Table in Attachment 4

#### Community Meeting

This request is a Small Development Proposal under the Santa Clara Public Outreach Policy for Planning Applications therefore a community meeting was not required to be held.

#### Proposed Planning Commission Actions

The project is presented to the Planning Commission for consideration and action. The following specific actions are required:

1. CEQA: Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301 (Class 1 - Existing Facilities)
2. Architectural Review: Adopt the resolution approving the Architectural Review Permit to allow the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square

foot attached garage. The Architectural Review Permit is a quasi-judicial decision with a list of required findings under SCCC 18.120.020.F. The required findings with the supporting facts were discussed in the Discussion section of this report.

The Architectural Review includes the conditions of approval in the form drafted by staff (Attachment 5).

### **ENVIRONMENTAL REVIEW**

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), in that the project consists of the addition to an existing structure that will not result in an increase of more than 50% of the floor area before the addition, or 2500 square feet.

### **FISCAL IMPACT**

There is no fiscal impact to the City for processing the requested application other than administrative time and expense typically covered by processing fees paid by the applicant.

### **COORDINATION**

This report has been coordinated with the City Attorney's Office.

### **PUBLIC CONTACT**

Public contact was made by posting the Planning Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. 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](mailto:clerk@santaclaraca.gov) <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

On January 29, 2026, the notice of public hearing for this item was mailed to 67 property owners and tenants within 300 feet of the project site. At the time of this staff report, no comments have been received by the Planning Division in support or opposition to the project.

### **RECOMMENDATION**

The project is consistent with the General Plan, Zoning Code and Design Guidelines and therefore staff recommends the Planning Commission deny the appeal application and:

1. Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301 (Class 1 - Existing Facilities); and
2. Affirm the decision of the Development Review Officer to approve the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

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

Reviewed by Alexander Abbe, Assistant City Attorney:

Approved by Afshan Hamid, Director of Community Development:

**ATTACHMENTS**

1. Vicinity Map
2. DRH Staff Reports (12/10 & 11/19)
3. Project Data Compliance Table
4. Conditions of Approval
5. Reso. to Approve Architectural Review
6. Development Plans
7. Appeal Applicant's Statement

# Vicinity Map (Zoning) - 2892 Mesquite



**Zoning**

Land Parcels

 CR - Commercial Regional

**Base Layers**

Site Addresses

• Place

• Single

• Utility

Streets

Land Parcels

 Land Parcels

 Common Areas

**Imagery2024**

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

**Notes:**

PLN25-00295

10/29/2025 3:28:33 PM



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.



## Agenda Report

25-1682

Agenda Date: 12/10/2025

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Public Hearing: Action of an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332. Continued from the November 19, 2025, Development Review Hearing.

**File No.:** PLN25-00295

**Location:** 2892 Mesquite Drive

**Applicant:** Fiona Wang

**Owner(s):** Ling Zhou

**Request:** **Architectural Review** for a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot.

#### PROJECT DATA

The Project Data and Compliance Table is included as Attachment 3.

#### POINTS FOR CONSIDERATION

- This item was heard at the November 19, 2025, Development Review Hearing (DRH) but due to technical difficulties with Zoom it was continued to allow for community feedback to be received.
- The November 19, 2025 DRH staff report is available as Attachment 2.
- Based on community feedback submitted prior to the November 19, 2025 DRH, the front first story addition breaks the prevailing development pattern of the subdivision and creates shadow and view impacts to the neighboring properties.
- Based on this feedback, the applicant is open to adding privacy screening to their kitchen window, hedges to the front and side yard, and a code compliant front fence.
- The changes mentioned above will help refine the proposal and get the project closer to being consistent with the City's Single-Family & Duplex Residential Design Guidelines. Staff offers the following comments and recommendations to further enhance the project design to meet the required Architectural Review findings:
  - The proposed design should minimize, to the extent possible, shading of the adjacent home and front yard. The proposal has, scale, shadow, view, and light impacts. The

development proposal shall adhere to the prevailing development pattern in the subdivision by providing a greater front setback on the proposed guest bedroom. The proposed guest bedroom shall have a reduced footprint to preserve the streetscape along the front and sight lines of the adjacent property.

This recommendation has been added to the Conditions of Approval and will be found in Attachment 4.

### **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 is consistent with SCCC 18.38.060D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep and
  - The proposed parking spaces are not located in the required front yard or side yard landscape areas as they are in the existing garage.
  - The vehicle parking is in an all-weather material surfaced area.
  
- 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 construction would not create any traffic congestion or hazards.
  - The public streets are adequate in size to accommodate a single-family residence of this size.
  - The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.
  
- 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:*
  - Building height and bulk is appropriate relative to the neighborhood.
  - Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.
  - Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
  - A tree will remain in the front yard to provide shade, soften the building, improve the streetscape, and comply with the City's Climate Action Plan.
  
- 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:*

- With adherence to condition P3 of the Conditions of Approval, the proposed construction is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
  - As conditioned, 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 proposed construction complies with the R1-6L Zoning Districts development standards.
- The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

### CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 4.

### ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.

### 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](mailto:clerk@santaclaraca.gov) <<mailto: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 November 26, 2025, to 67 owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

### RECOMMENDATION

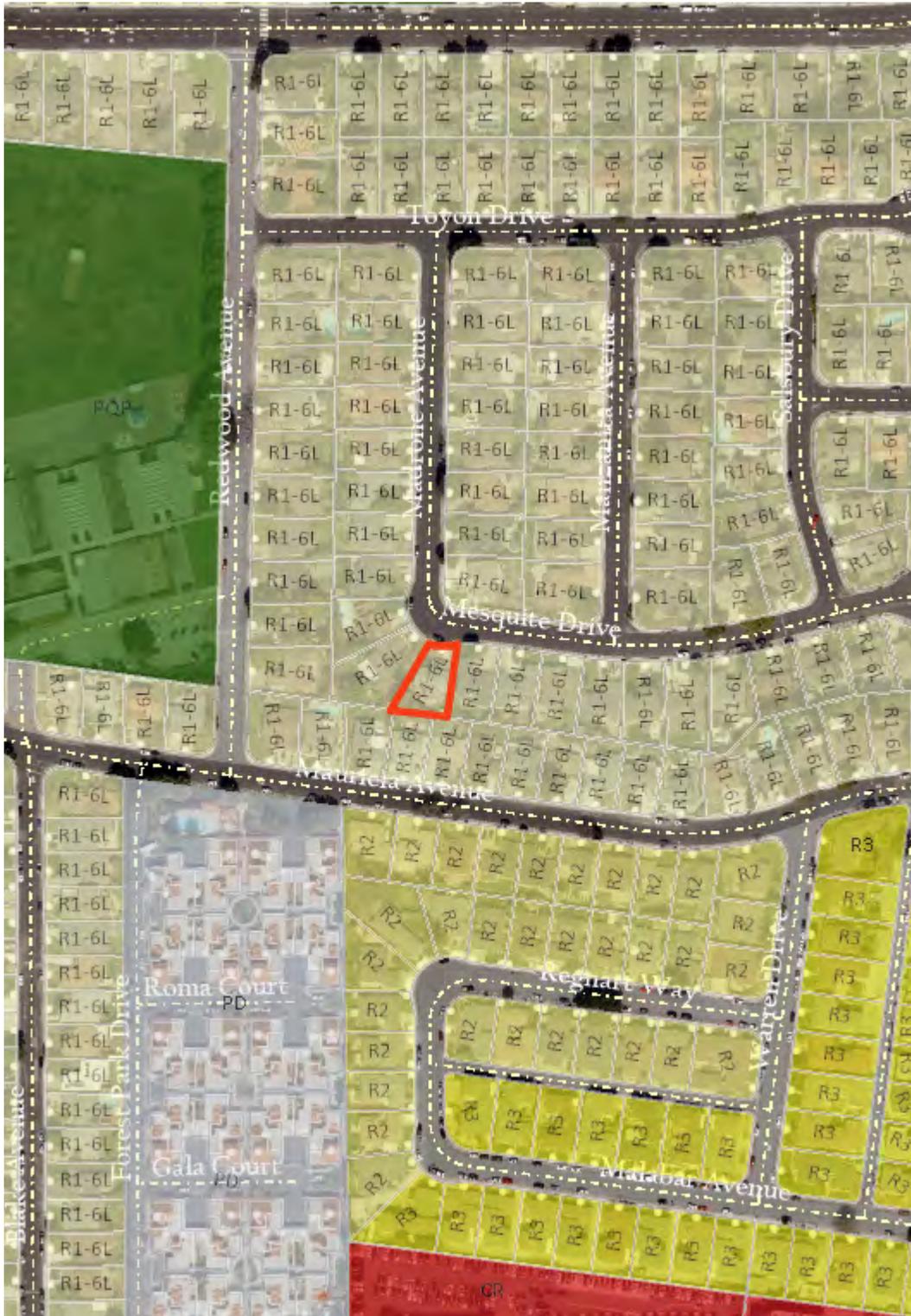
**Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

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

**ATTACHMENTS**

1. Vicinity Map
2. November 19, 2025 DRH Staff Report
3. Project Data and Compliance Table
4. Conditions of Approval
5. Development Plans

# Vicinity Map (Zoning) - 2892 Mesquite Drive



**Zoning**

Land Parcels

 CR - Commercial Regional

**Base Layers**

Site Addresses

• Place

• Single

• Utility

Streets

Land Parcels

 Land Parcels

 Common Areas

**Imagery2024**

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

**Notes:**

PLN25-00295

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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.



## Agenda Report

25-1589

Agenda Date: 11/19/2025

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Public Hearing: Action on an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332.

**File No.:** PLN25-00295

**Location:** 2892 Mesquite Drive

**Applicant:** Fiona Wang

**Owner(s):** Ling Zhou

**Request:** **Architectural Review** for a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot.

#### PROJECT DATA

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

#### POINTS FOR CONSIDERATION

- The proposed project is in a residential tract that consists of single-story and two-story residences built in the ranch style architectural style popular in the 1960s as shown in the Vicinity Map on Attachment 1.
- The site consists of a two-story raised ranch style four-bedroom, two-bathroom residence built in 1955.
- There are no significant historical features in the existing residence other than the structure's age therefore not eligible to be designated a Historical Resource under Santa Clara City Code ("SCCC") 18.130.030.
- Per SCCC 18.120.020(D)(1), the request to expand an existing second story element requires Architectural Review approval through a Development Review Hearing.
- The result of the project will be a 3,164 square foot five-bedroom, five-bathroom two-story residence with a 500 square foot attached garage.
- The applicant proposes to change the architectural design of the existing residence from a raised ranch style to a contemporary eclectic architectural style with gable roofs and minimalistic massing.
- The proposed construction will consist of new stone coated metal tile roofing, masonry stucco, and stone veneer wainscoting.
- The project is consistent with the City's Single-Family & Duplex Residential Design Guidelines ("Residential Guidelines") (2014):
  - Building height and bulk is appropriate relative to the neighborhood.

- The architectural features of the proposal are appropriate for the neighborhood
- The roof materials, building materials, and finishes work in conjunction with one another and are consistent with the architectural style of the building.
- The entry feature's height as proposed is higher than the rest of the first floor roof line. Staff recommends that the height of the entry feature be reduced to match the rest of the first floor or be below it. This recommendation will be added as a Condition of Approval.
- The design went through multiple revision to ensure compliance with the SCCC and the Residential Guidelines. The roof form was simplified through the removal of a gable element by the front bay window, wainscoting was added on the front elevation, and the entry feature's size & height was reduced.
- 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 is consistent with SCCC 18.38.060D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep and
  - The proposed parking spaces are not located in the required front yard or side yard landscape areas as they are in the existing garage.
  - The vehicle parking is in an all-weather material surfaced area.
- 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 construction would not create any traffic congestion or hazards.
  - The public streets are adequate in size to accommodate a single-family residence of this size.
  - The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.
- 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:*
  - Building height and bulk is appropriate relative to the neighborhood.
  - Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.
  - Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.

- A tree will remain in the front yard to provide shade, soften the building, improve the streetscape, and comply with the City's Climate Action Plan.
- 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:*
- With adherence to condition P3 of the Conditions of Approval, the proposed construction is consistent with the City's Single-Family & Duplex Residential 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 proposed construction complies with the R1-6L Zoning Districts development standards.
  - The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

### CONDITIONS OF APPROVAL

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

### ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.

### 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](mailto: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 November 6, 2025, to 67 owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

### RECOMMENDATION

**Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve**

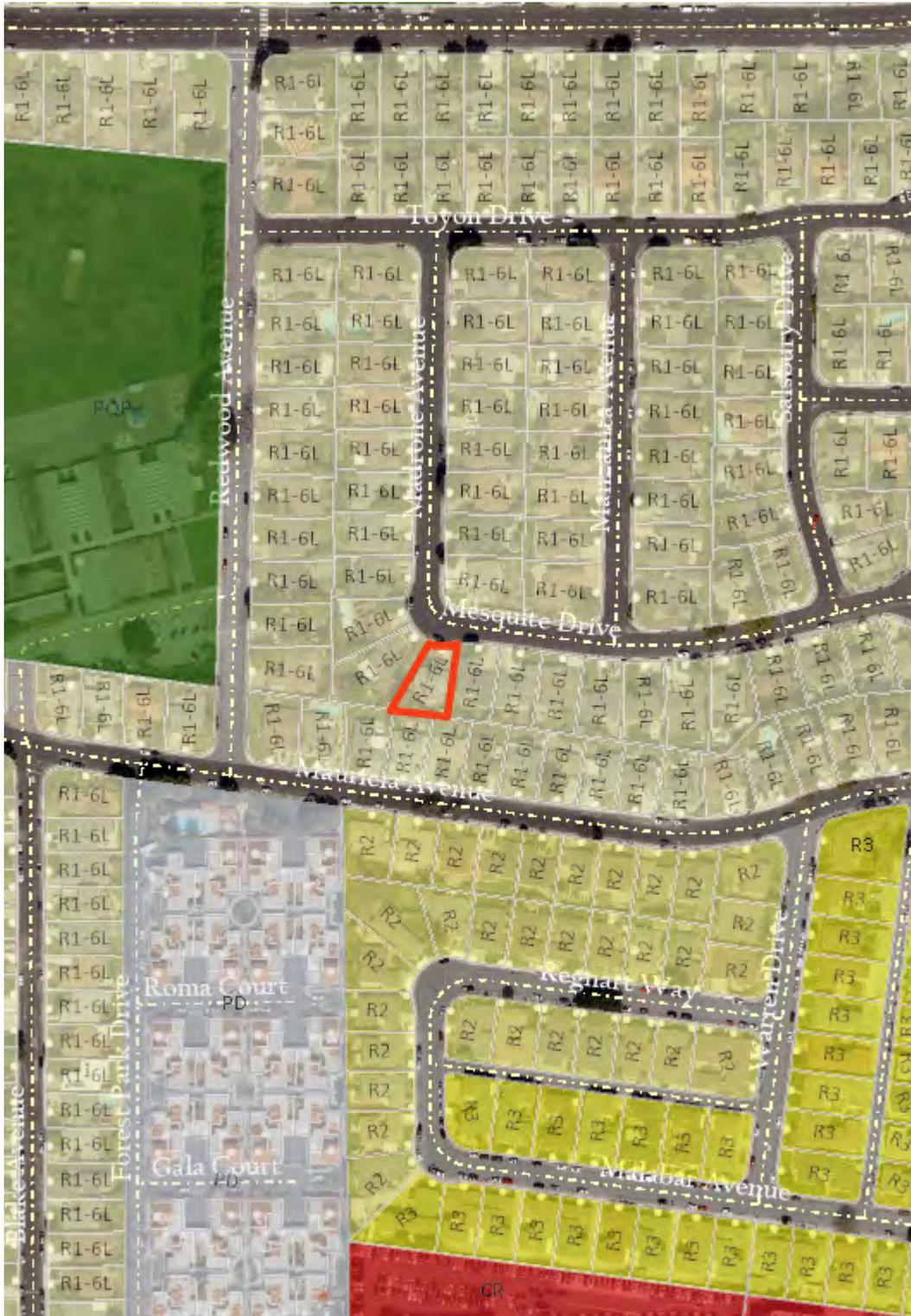
the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

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**

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

# Vicinity Map (Zoning) - 2892 Mesquite Drive



**Zoning**

Land Parcels

 CR - Commercial Regional

**Base Layers**

Site Addresses

• Place

• Single

• Utility

Streets

Land Parcels

 Land Parcels

 Common Areas

**Imagery2024**

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**Notes:**

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**Attachment 2: Project Data/Compliance**

**Project Address: 2892 Mesquite Drive  
Zoning: R1-6L**

**Project Number: PLN25-00295**

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Lot Area (SF) (min):</b>	7,351	7,351	6,000	Y
<b>Lot Area per Dwelling Unit (SF):</b>	7,351	7,351	--	--
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,363	1,984	--	--
<b>2<sup>nd</sup> Floor:</b>	718	1,116	--	--
<b>Garage:</b>	500	500	600 SF max	Y
<b>Porch/Patio:</b>	76	64	--	--
<b>Total:</b>	2,657	3,663	--	--
<b>Floor Area Ratio:</b>	0.36	0.49	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	0.52	0.56	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	0.26	0.34	40% max	Y
<b>Rear Yard Accessory Building Coverage:</b>	--	--	40% max	--
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	17	20	20	Y
<b>(2<sup>nd</sup> floor):</b>	34	37	25	Y
<b>Left Side (1<sup>st</sup> floor):</b>	5'-0	5'	5	Y
<b>(2<sup>nd</sup> floor):</b>	9'-3	9'-3	10	Y
<b>Right Side (1<sup>st</sup> floor):</b>	6' – 11"	7	5	Y
<b>(2<sup>nd</sup> floor):</b>	32' – 11"	8' – 3"	10	Y
<b>Side, Corner:</b>	--	--	--	--
<b>Rear (1<sup>st</sup> floor):</b>	22' – 9"	22' – 9"	20	Y
<b>(2<sup>nd</sup> floor):</b>	39' – 9"	39' – 9"	20	Y
<b>Height (FT)</b>				
<b>Main building:</b>	22' – 9"	25' – 3"	25	N (Conditioning Height to 25')
<b>Accessory building:</b>	--	--	--	--
<b># of Bedrooms/Bathrooms:</b>	4/2	5/5	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				N
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	35%	47%	Min 25%	Y
<b>Open Landscaped Area (Front):</b>	2,900	3,100	--	--

## Conditions of Architectural Review Approval

### PLN25-00295/ 2892 Mesquite Drive

**Architectural Review** for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition in an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage in a 7,351 square foot lot.

#### 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 November 26, 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 Protection (On-site).** Trees on-site shall be protected from construction activity through ISA tree care best practices.
- P2. **Roof Height.** The roof shall be 25 feet as required by the R1-6L zoning code.
- P3. **Entry Feature's Height.** The Entry Feature's height shall be less than or at the same height as the rest of the first floor's eaves.

#### DURING CONSTRUCTION

- P4. **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.

- P5. **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.
- 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.
- 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**

- 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.
- 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.

# GREEN BUILDING NOTES

**WATER EFFICIENCY AND CONSERVATION:**  
 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:  
 1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (COC 403.1.1)  
 2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (COC 403.1.2)  
 3. FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE TO COC 4.303.1.3 AND DDD 403.1.4  
 4. AUTOMATIC IRRIGATION SYSTEM CONTROLLED FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH COC 4.504

**ENHANCED DURABILITY AND REDUCED MAINTENANCE:**  
 5. ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/DIAPHRAGM PLATES AT EXTERIOR WALLS SHALL BE ROBERT PROTECTED BY GLASSING SUCH OPENINGS WITH CONCRETE MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER COC 4.006.1

**BUILDING MAINTENANCE AND OPERATION:**  
 6. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER COC 4.013.1

**ENVIRONMENTAL QUALITY:**  
 7. ANY GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.  
 8. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER COC 4.503.1

**ENVIRONMENTAL CONTROL:**  
 9. AT THE TIME OF FINISH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS (DROPPINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER COC 4.504.1

10. ADHESIVE, SEALANTS AND CAULKS SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER COC 4.504.2.1.  
 11. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER COC 4.504.2.2.  
 12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MFL LIMITS FOR VOC AND OTHER REQUIREMENTS PER COC 4.504.2.3.

13. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER COC 4.504.2.4.  
 14. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER COC 4.504.3.

15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER COC 4.504.4.

16. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER COC 4.504.5.

**INDOOR MOISTURE CONTROL:**  
 17. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/4" OR LARGER CLEAN AGGREGATE UNDER A 2 IN. VAPOR BARRIER WITH JOINT TAPED NOT LESS THAN 8" WILL BE PROVIDED PER COC 4.505.2 AND CRC 1008.2.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WITH THE FRAMING MEMBERS EXCEED 10% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED. PER COC 4.505.3

**INDOOR AIR QUALITY AND EXHAUST:**  
 18. EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM PER COC 4.506.1. MECHANICAL COMFORT HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZES DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL, 4-2004 OR EQUIVALENT; DUCT SYSTEMS TO BE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL 0-2008 OR EQUIVALENT; SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL 0-2008 OR EQUIVALENT.

**INSTALLER AND SPECIAL INSPECTOR QUALIFICATION:**  
 19. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER COC 702.1.

**VERIFICATION:**  
 20. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLAN SPECIFICATIONS, BUILDER OR INSTALLED CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

## SCOPE OF WORK

- ON THE FIRST FLOOR:
  - ADD ONE NEW BEDROOM AND ONE NEW BATHROOM IN THE FRONT YARD.
  - ADD NEW OFFICE IN THE REAR YARD.
  - RELOCATE KITCHEN.
  - REMOVE GARAGE PARTITION WALL.
- ON THE SECOND FLOOR:
  - RECONFIGURE LAYOUT.
  - ADD NEW BATHROOM.
- GENERAL:
  - RELOCATE FURNACE.
  - UPGRADE EXISTING ELECTRICAL METER FROM 100AMP TO 200AMP.
- FINALIZING 4/25/19 INSPECTION CORRECTION NOTICE.

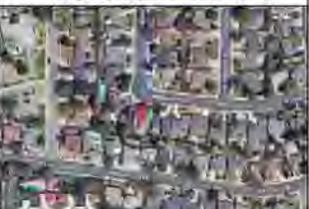
## SYMBOLS

	COLUMN GRID LINE NO.		EXISTING DOOR
	SECTION NO.		DOOR NO.
	SECTION SHEET NO.		DOOR SCHEDULE
	ELEVATION NO.		DOOR TYPE
	ELEVATION SHEET NO.		INTERIOR ELEVATIONS
	DETAIL NO.		INDICATOR
	DETAIL SHEET NO.		ROOM NAME
			FLOOR FINISH

# BLDG DATA

LOT SIZE:	7,301 S.F.
CURRENT ZONING:	R1-BL
PROPOSED USE:	RES
EXISTING PROPERTY BUILT:	1983
(E) BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(E) 2nd FLOOR:	718 S.F.
(E) GARAGE:	500 S.F.
(E) PORCH:	78 S.F.
(E) TOTAL HABITABLE AREA:	2,081 S.F.
(E) TOTAL BUILDING AREA:	2,581 S.F.
PROPOSED BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(N) 1ST NEW ADDITION:	821 S.F.
(E) 2nd FLOOR:	718 S.F.
(N) 2ND NEW ADDITION:	342 S.F.
(N) PORCH:	84 S.F.
(N) GARAGE:	500 S.F.
(N) TOTAL HABITABLE AREA:	3,099 S.F.
(N) TOTAL BUILDING AREA:	3,599 S.F.
(N) LOT COVERAGE: $\frac{3,599}{7,301} = 0.493$	$\frac{3,599}{7,301} > 0.3833 > 40\%$
(N) 2ND FLOOR: $\frac{718}{7,301} = 0.098$	$\frac{718}{7,301} > 0.0810 > 8\%$
(N) OPEN LANDSCAP AREA:	3,700 S.F.
OCCUPANCY:	RES1
CONSTRUCTION TYPE:	VB
STORY (S2):	2
AUTO. FIRE SPRINKLER:	NO
DESIGN COMPLY WITH:	
CITY OF SANTA CLARA MUNICIPAL CODE	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	
2022 CALIFORNIA ENERGY CODE	

## VICINITY MAP



## SHEET INDEX

ARCHITECTURAL	
A1.1	TITLE SHEET & PROPOSED SITE PLAN
A1.2	EXISTING SITE PLAN & AREA CALC.
A2.0	DEMOLISH NOTE EXISTING 1ST FLOOR PLAN
A2.1	NOTE EXISTING 2ND FLOOR PLAN
A2.2	PROPOSED 1ST FLOOR PLAN
A2.3	PROPOSED 2ND FLOOR PLAN
A2.4	EXISTING & PROPOSED ROOF PLAN
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATIONS
A3.4	PROPOSED SECTION
CBCL	GREEN BUILDING CHECK LIST

# RESIDENCE ADDITION

## 2892 Mesquite Dr, Santa Clara, CA 95051

### APN: 296-31-032

1ST FLOOR NEW ADDITION: 220 SQ FT

2ND FLOOR NEW ADDITION: 379 SQ FT

1ST FLOOR NEW ADDITION: 401 SQ FT

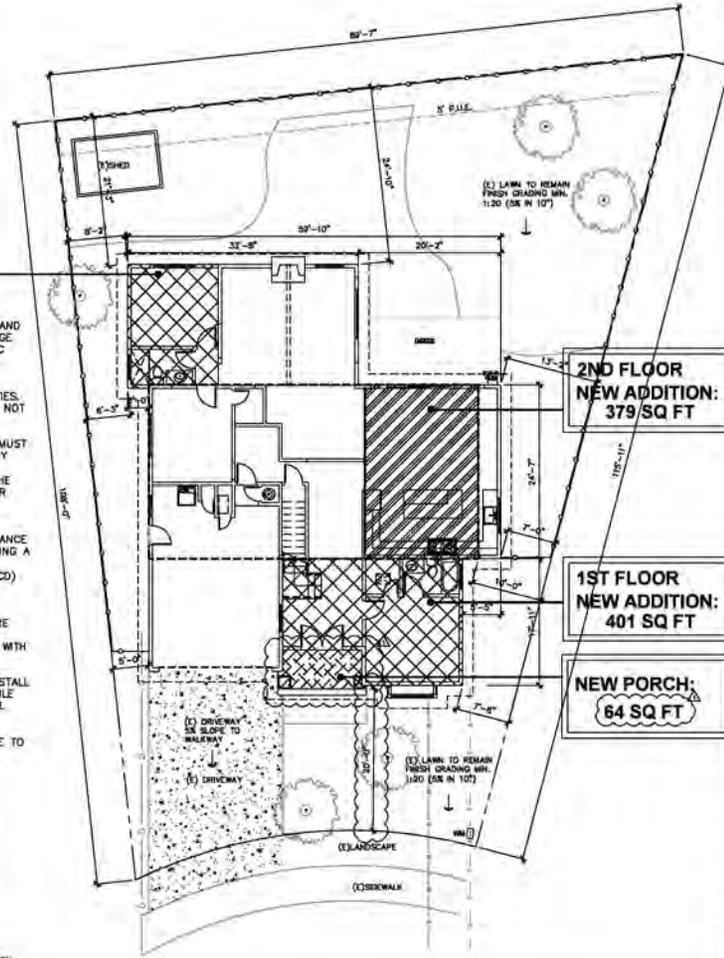
NEW PORCH: 64 SQ FT

### SITE NOTE

- LOT DRAINAGE WILL BE 5% AWAY FROM THE BUILDING AND 2% TOWARDS THE PUBLIC RIGHT-OF-WAY. LOT DRAINAGE SHALL NOT CROSS A PROPERTY LINE. CRC 8401.3, CPC 1101.2
- ALL WET AND DRY UTILITIES TO SERVICE PROPOSED ADDITION ARE TO COME FROM EXISTING ON-SITE UTILITIES. CONNECTION WITHIN THE CITY ROW AND EASEMENTS IS NOT PERMITTED.
- CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.
- PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
- INCREMENTAL WATER AND SEWER CONNECTION FEES ARE NOT TO BE COLLECTED AS COUNTY RECORDS INDICATE EXISTING DWELLING UNIT IS AT STANDARD OCCUPANCY WITH 4 BEDROOMS.
- IF THE MAIN WATER SERVICE LINE WILL BE PLASTIC, INSTALL BLUE INSULATED 1/2" AWG COPPER TRACER WIRE SUITABLE FOR DIRECT BURIAL ADJACENT TO THE PIPE AND SHALL TERMINATE ABOVE GROUND AT BOTH ENDS.
- NO TREES OF 30" OR GREATER IN CIRCUMFERENCE ARE TO BE REMOVED.

### LEGEND

	PROPERTY LINE
	ROOF LINE
	SETBACK LINE
	EASEMENT
	2ND FLOOR LINE
	(N) 1ST FLOOR ADDITION
	(N) 2ND FLOOR ADDITION
	(N) PORCH



### PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



REVISION	DATE
SUBMITTAL	08/29/25
RE-SUBMITTAL	09/26/25

**RESIDENCE ADDITION**  
 2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:	
SHEET NO.:	
TITLE SHEET	PROPOSED SITE PLAN
DRAWN BY:	FinaleWard
REVIEWED BY:	
DATE:	
SCALE:	
SHEET NO.:	
<b>A1.1</b>	
OF	SHEETS



RENDERING 1

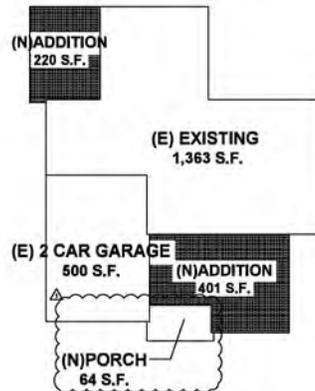


RENDERING 2

**FLOOR AREA CALCULATION DIAGRAM:**

LOT SIZE : 7,351 S.F.

	(E) 1ST EXISTING FLOOR	1,363 S.F.
	(E) 2ND EXISTING FLOOR	718 S.F.
	(N) 1ST ADDITION FLOOR	621 S.F.
	(N) 2ND ADDITION FLOOR	397 S.F.
<hr/>		
	(N) FAR	3,099 S.F.
	(E) 2 CAR GARAGE	500 S.F.
	(N) FRONT PORCH	64 S.F.
<hr/>		
	(N) LOT COVERAGE.	2,548 S.F.

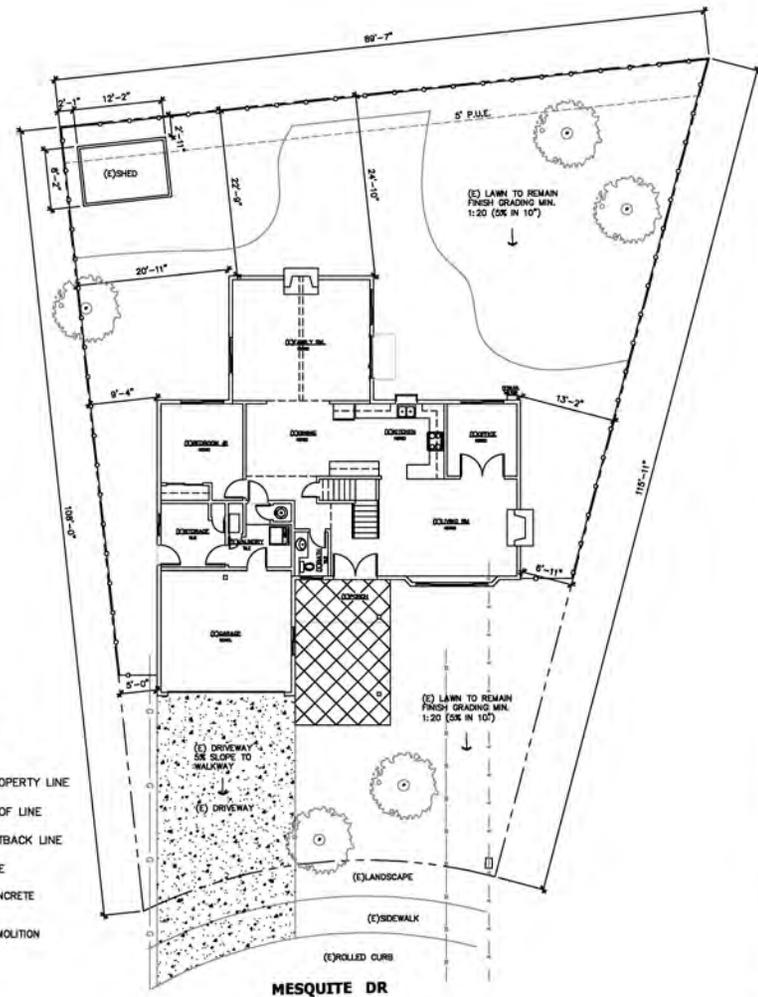


**FLOOR AREA CALC. DIAGRAM**

SCALE : 3/32" = 1'-0"

**LEGEND**

- PROPERTY LINE
- ROOF LINE
- SETBACK LINE
- P.U.E.
- CONCRETE
- DEMOLITION



**EXISTING SITE PLAN**

SCALE : 1/8" = 1'-0"



REVISIONS	DATE
SUBMITTAL	08/26/25
RE-SUBMITTAL	08/26/25

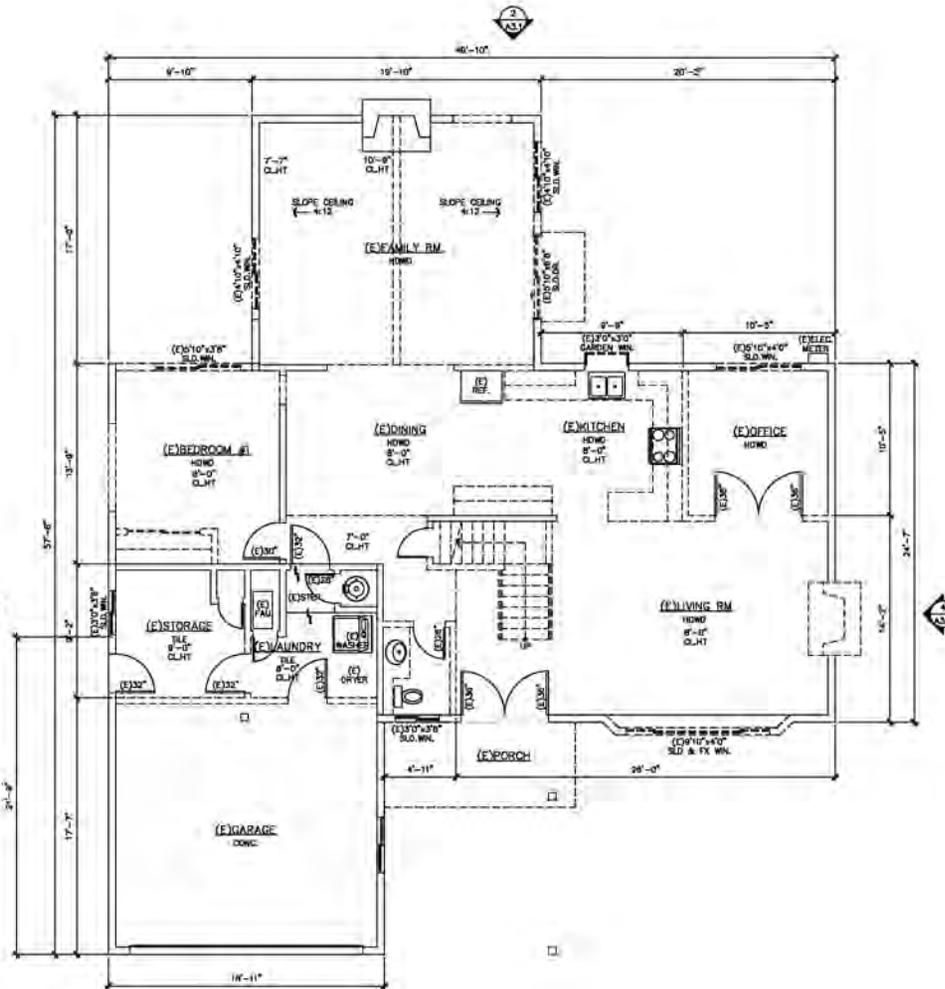
**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT: **EXISTING SITE PLAN & AREA CALC**

DRAWN BY: <i>FinaWang</i>
REVIEWED BY: -
DATE: -
SCALE: -
SHEET NO.: <b>A1.2</b>
OF SHEETS

**DEMOLITION NOTES**

- 1) THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED ON TSOO DRAWINGS OR AS OTHERWISE DIRECTED BY THE OWNER.
- 2) THE CONTRACTOR IS TO VIEW AND VERIFY ACTUAL CONDITIONS AT ALL LOCATIONS WHERE ALTERATIONS TO THE EXISTING BUILDING OCCUR. WHEN WALLS, PARTITIONS, AND OTHER WORK EXIST WHERE NEW WORK IS INDICATED, ALL SUCH EXISTING WORK SHALL BE REMOVED. VERIFY ALL SUCH CONDITIONS AT THE SITE.
- 3) THE CONTRACTOR SHALL REPORT TO ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK OF THIS CONTRACT.
- 4) THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.
- 5) THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING LANDLORD INCLUDING, BUT NOT LIMITED TO FLOOR COVERING, CEILING GRID AND TILE, LIGHT FIXTURES, DOORS, WINDOWS, FRAMES, HARDWARE, CABINETS, PLUMBING FIXTURES, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT, PERIPHERAL ENCLOSURES, ETC.
- 6) THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH BARRIERS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
- 7) THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO INCLUDE CORNER BEARS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FINISHED INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REPAIRED OR, IF BEYOND REPAIR, THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF TSOO AND THE OWNER.
- 8) THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES AND WHERE AS A RESULT OF DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING SURFACE SHALL BE CUT AND PATCHED.
- 9) ALL DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIAL, FIRE-RATING, FINISH, AND COLOR, UNLESS OTHERWISE NOTED.
- 10) ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE OWNER OR AS OTHERWISE DIRECTED.
- 11) IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, PARTITIONS, ETC. CAUSES AN UNEVENNESS IN THE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISH FLOORING.
- 12) ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, CONDUIT, AND METAL HOLDING NOT BEING REUSED SHALL BE REMOVED AND EITHER STORED OR DISPOSED OF BY THE GENERAL CONTRACTOR AS INSTRUCTED BY THE OWNER.
- 13) THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER DEMOLITION AS REQUIRED.
- 14) THE GENERAL CONTRACTOR SHALL CAP OFF BEHIND FINISHED SURFACES ALL PROJECT PLUMBING, FLOOR ELECTRICAL, TELEPHONE, OUTLETS, AND ALL OTHER PROJECTING ITEMS THAT ARE BEING ABANDONED.
- 15) THE GENERAL CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT. VERIFY WITH TENANT REUSE OF EXISTING CABLING PRIOR TO REMOVAL.
- 16) ALL "EXISTING TO REMAIN", "EXISTING", "RELOCATED", OR "NEW" ITEMS INSTALLED BY THE GENERAL CONTRACTOR IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF TSOO PRIOR TO BEING TURNED OVER TO THE OWNER.
- 17) NOTES TO ENGINEERING DRAWINGS FOR RELOCATE AND/OR RELOCATION IF REQUIRED OF HVAC DUCTS, DIFFUSERS, SPRINKLER HEADS, EXIT LIGHTS, ETC.
- 18) SOME DOORS AND FRAMES TO BE REMOVED SHALL BE RETURNED TO OWNER. HANDLE CAREFULLY AND STORE ON SITE.



**LEGEND**

===== EXISTING WALLS TO REMAIN REPAIR AS REQUIRED

----- EXISTING WINDOWS WALLS AND DOORS TO BE REMOVED

**EXISTING 1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITTAL	08/29/25
RE-SUBMITTAL	09/26/25

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT: **DEMOLISH NOTES**

DRAWN BY: <i>FineWard</i>
REVIEWED BY: -
DATE: -
SCALE: -
SHEET NO. <b>A2.0</b>
OF (SECT)

## NOTES TO WINDOW AND DOOR

- EMERGENCY EGRESS WINDOWS  
2022 CRC SECTION R310-EMERGENCY ESCAPE AND RESCUE OPENINGS  
A. PROVIDE AT LEAST ONE WINDOW IN EACH SLEEPING ROOM, BASEMENT, AND HABITABLE ATTIC.  
B. R310.2.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.  
C. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A MINIMUM HEIGHT OF NOT MORE THAN 44 INCHES. MINIMUM OPENING HEIGHT, THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.  
D. MINIMUM OPENING WIDTH. MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.  
E. R310.1.1 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.  
F. R310.2.2 WINDOW SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR: WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SEC. R310.2.3.  
D. FULL PROTECTION (CBC 1015.1 AND CRC R312.2)  
WHERE THE WINDOW OPENING (MEASURED AT THE WINDOW SILL) IS LOCATED MORE THAN 72 INCHES ABOVE THE EXTERIOR FINISHED GRADE, ANY WINDOW LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR ON THE INTERIOR SHALL BE EITHER FIXED GLAZING OR HAVE A PROTECTIVE GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES.  
2022 CRC SECTION R308 - SAFETY OR TEMPERED GLAZING WILL BE REQUIRED FOR THE FOLLOWING LOCATIONS AND OTHER HAZARDOUS LOCATIONS REQUIRED BY CRC SECTION R308:  
A. GLAZING WITHIN 24" OF A DOOR AND WHERE BOTTOM EDGE IS LESS THAN 80" ABOVE FINISHED FLOOR OR WALKING SURFACE OR WHERE TOP EDGE IS LESS THAN 80" PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" SIDES OF THE HINGE SIDE.  
B. WHERE THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE AND WITHIN 36" HORIZONTALLY FROM THE WALKING SURFACE OF STAIRWAYS, LANDINGS AND RAMPAS AND WITHIN A 90-DEGREE ARC, LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.  
4. TEMPERED GLAZING LABEL (2022 CRC SEC. 2406)  
WHERE REQUIRED, TEMPERED GLAZING (EXCEPT TEMPERED SPANDREL GLASS) MUST BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ADD ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED). STICKERS ATTACHED TO THE WINDOW ARE NOT SUFFICIENT.  
2022 CRC SECTION R303 - ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. THE KITCHEN IS A HABITABLE ROOM. (PER 2022 CRC SEC. R303.1)  
AMEND THE PLANS TO SPECIFY AND SHOW HOW NATURAL LIGHT SHALL BE PROVIDED FOR THE KITCHEN OR KITCHEN MEETS ONE OF THE EXCEPTIONS OF (2022 CRC SEC. R303.1) OR SHOW THAT NATURAL LIGHT SHALL BE PROVIDED FROM AN ADJOINING ROOM IN ACCORDANCE (2022 CRC SEC. R303.2).  
PLEASE SEE TITLE 24 ENERGY REPORT CP-1R FORMS FOR REAL U VALUES OF WINDOWS OR DOORS.

## NOTES TO BUILDING

- BRACED WALL PANELS SHALL BEGIN NO MORE THAN 8 FEET (2440 MM) FROM EACH END OF A BRACED WALL LINE AND SHALL BE SPACED AT A MAXIMUM OF 25 FEET (7620 MM) ON CENTER. (2022 CRC R802.12.5)  
IN R-3 AND U OCCUPANCIES, NO OPENINGS ARE ALLOWED IN WALLS 3 FEET OR CLOSER TO PROPERTY LINE. OPENINGS IN WALLS BETWEEN 3 FEET AND UP TO 6 FEET FROM PROPERTY LINE CAN BE UP TO 25 % OF WALL AREA. WALLS LESS THAN 5 FEET FROM THE PROPERTY LINE MUST BE FIRE RESISTIVE CONSTRUCTION. (2022 CRC R802.12.5) (2022 CRC R802.12.5) (2022 CRC R802.12.5)  
NO OPENINGS INTO THE AREA WHERE OPENINGS ARE PROHIBITED, THIS MEANS THAT AN EAVE CAN EXTEND TO A POINT 24 INCHES FROM THE PROPERTY LINE, BUT NO CLOSER.  
3. PROVIDE 2X6 @ ALL PLUMBING WALL LOAD BEARING WALL AS INDICATED ON STRUCTURE DWG.  
4. PLATE WASHERS, A MINIMUM OF 0.29 INCH BY 3 INCHES BY 3 INCHES (5.6 MM BY 76 MM BY 76 MM) IN SIZE SHALL BE PROVIDED BETWEEN THE FOUNDATION SILL AND WALL AND THE NUT EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. (2022 CRC R602.11.1)  
5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 8 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). (2022 CRC R401.3)  
6. DUCT PENETRATION: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER PROVIDED MATERIALS AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (2022 CRC SEC. R302.5.2)  
7. MIN. ROOM AREA: HABITABLE ROOMS, EXCEPT KITCHENS, SHALL HAVE A MIN. OF 70 SQUARE FEET OF FLOOR AREA. MIN. DIMENSION: HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FT. IN ANY DIMENSION. (2022 CRC SEC. R304)  
8. PROVIDE CORRECT TYPE GLAZING FOR ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS AS SPECIFIED IN (2022 CRC SEC. R306.4)  
9. BATHROOMS AND SHOWERS IN ALL OCCUPANCIES SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 6 FEET ABOVE THE FLOOR. (2022 CRC SEC. R307.7)  
10. PROVIDE AN APPROVED ATTIC ACCESS 22"x30" WITH 30 INCHES MINIMUM CIRCULAR HEADROOM. (2022 CRC SEC. R807.1)  
11. ENCLOSED ACCESSIBLE SPACE NUDER STAIRS SHALL HAVE WALLS, UNDER-STAR SURFACES, AND ANY SOFFITS PROTECTED ON THE ENCLOSE SIDE WITH 1/2 INCH OPSYS BOARD. (2022 CRC SEC. R302.7)  
12. PROVIDE ATTIC VENTILATION AS PER (2022 CRC SEC. R806 AND THE CALIFORNIA ENERGY STANDARDS COMMISSION).  
13. FACTORY BUILT PREFABRICATED AND FACTORY BUILT CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTRUCTIONS AS PER (2022 CRC SEC. R1004 AND R1005).  
14. PROVIDE UNDER FLOOR CLEARANCES AS PER 2015 CRC SECTION R317, A MINIMUM OF 12" CLEARANCE TO UNDER FLOOR GROUERS AND 18" CLEARANCE TO FLOOR JOISTS IS REQUIRED UNLESS PRESERVATIVE-TREATED WOOD OR WOOD NATURALLY DURABLE TO DECAY IS UTILIZED. A MINIMUM 18-INCH BY 24-INCH ACCESS OPENING SHALL BE PROVIDED TO THE DRAIN SPACE. (2022 CRC SEC. R406.4)  
15. FIRE BLOCKING AND DRIFT STOPPING SHALL BE INSTALLED ACCORDING (2022 CRC SEC. R302.1.1).  
16. ALL OPSYS BOARD, STUCCO, PLASTER, AND LATH SHALL BE INSTALLED. (2022 CRC CHAPTER 7).  
17. EXTERIOR WALL COVERINGS SHALL BE APPLIED. (2022 CRC SEC. R703).  
18. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR PREFABRICATED THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. (2022 CRC R1003.9.2)  
19. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. (2022 CRC R307.1)

## NOTES TO BATHROOM

20. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 8 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). (2022 CRC R401.3)  
**NOTES TO BATHROOM**  
THIS DOCUMENT IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA BUILDING STANDARDS (CALGREEN), AND 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS. THIS BROCHURE IS INTENDED TO PROVIDE GENERAL INFORMATION, CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.  
1. THE MIXING VALVE IN A SHOWER (INCLUDING UNDER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120°F. THE WATER-FILLER VALVE IN BATHTUBS AND SHOWERS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (2022 CPC 408.4, 409.4)  
2. NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1004 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (2022 CPC 408.5, 408.6)  
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (2022 CBC 1210 AND CRC R307.2)  
4. HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). METAL GAS FITTINGS, PIPING OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE FITTINGS SHALL BE PROTECTED AGAINST CORROSION BY BEING PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (2022 CRC 800.70)  
5. UNDERLAYMENT MATERIAL USED AS BACKING FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED OPSYS BOARDING PANELS (I.E. DENSSHEILD, GENS ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBOARD, INSTANT BOARD), ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT OPSYS BOARD (I.E. PURPLE BOARD) MAY BE USED WHERE ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM GAPS. BUILDING PAPER AND WIRE LATH SHALL BE ATTACHED TO THE WIRE LATH. (2022 CBC AND CRC R702.4) SHOWER FLOORS SHALL BE FINISHED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATER-TIGHT APPROVED LINING (I.E. HOT MOP) OR SITE-BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND BE SLOPED 1/8" PER FOOT TO WEEP HOLES. (2022 CPC 408.7)  
6. WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND 2 INCHES AND 3 INCHES ABOVE THE TOP OF THE DRAIN. A WATER-TIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN 1/8" AND 1/4" PER FOOT TOWARDS THE DRAIN. (2022 CPC 408.8) WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.  
WATER CLOSET REQUIREMENTS:  
1. THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (2022 CPC 402.9)  
2. WHERE THE WATER CLOSING OR OTHER PLUMBING FIXTURES COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CALKED AND SEALED TO BE WATER-TIGHT. (2022 CPC 402.2)  
TEMPERED GLAZING (2022 CRC 2406.4, 2403.1, AND CRC 304.1, R306.4)  
TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ADD ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).  
1. WITHIN A PORTION OF WALL ENCLOSED A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN LINE.  
2. WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.  
3. GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.

## GREEN BUILDING

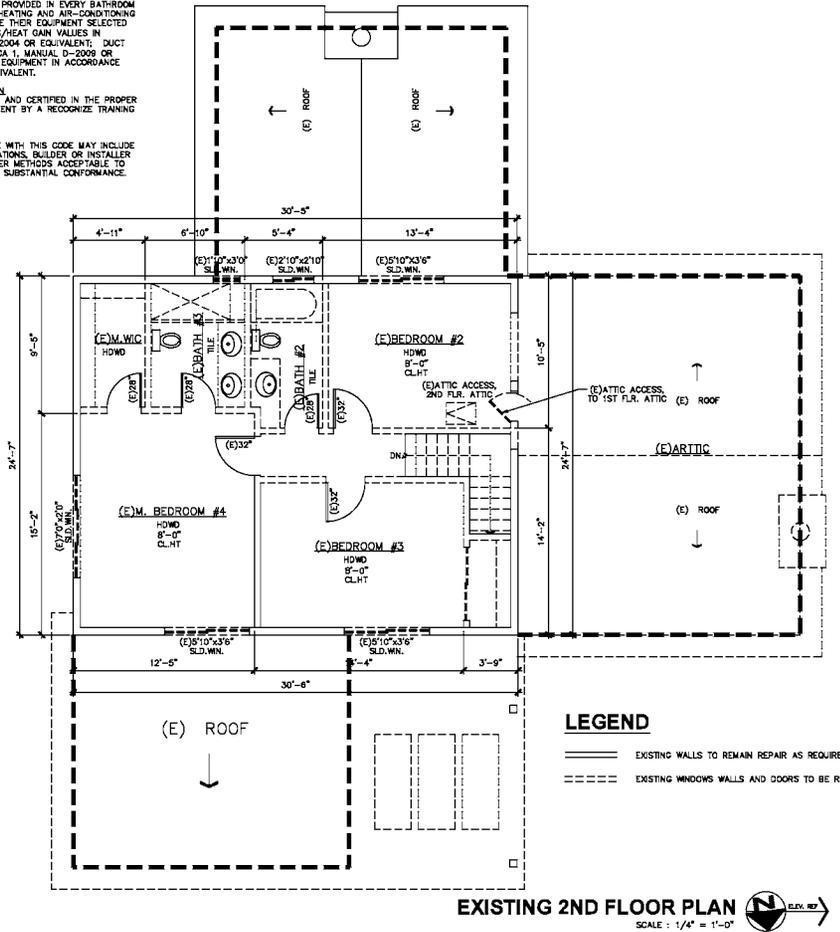
- WATER EFFICIENCY AND CONSERVATION  
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:  
1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (CGC 403.1.1)  
2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (CGC 403.1.2)  
3. FITTINGS (FAUJETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PARTS AND ARE IN ACCORDANCE TO CGC 4.303.1.3 AND CGC 403.1.4  
4. AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGC 4.304  
ENHANCED DURABILITY AND REDUCED MAINTENANCE  
5. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLID OR CAST-IN-PLACE CONCRETE WALLS SHALL BE PROTECTED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGC 4.406.1  
BUILDING MAINTENANCE AND OPERATION  
6. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDER AND INSTALLED BY THE OWNER PER CGC 4.410.1  
ENVIRONMENTAL QUALITY  
7. ANY GAS PREFRICES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.  
8. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER CGC 4.503.1.  
POLLUTANT CONTROL  
9. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1.  
10. ADHESIVE, SEALANTS AND CALKES SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER CGC 4.504.2.1.

## POLLUTANT CONTROL

9. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1.  
10. ADHESIVE, SEALANTS AND CALKES SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER CGC 4.504.2.1.  
11. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.  
12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MFR LIMITS FOR ROOF AND OTHER REQUIREMENTS PER CGC 4.504.2.3.  
13. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.  
14. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER CGC 4.504.3.  
15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER CGC 4.504.4.  
16. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER CGC 4.504.5.  
INDOOR AIR QUALITY AND EXHAUST  
17. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR BARRIER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.505.2 AND CRC R306.2.3. BUILDING MATERIALS WITH VISIBLE SOANS OF WATER DAMM SHALL NOT BE INSTALLED AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 18% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED PER CGC 4.505.3.  
18. EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND ARE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM PER CGC 4.506.1. ENVIRONMENTAL CONTROL HEATING AND AIR-COOLING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANS/ACCA 2 MANUAL, J-2004 OR EQUIVALENT; DUCT SYSTEMS ARE SIZED ACCORDING TO ANS/ACCA 1, MANUAL, D-2009 OR EQUIVALENT; SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANS/ACCA 3, MANUAL, S-2004 OR EQUIVALENT.  
INSTALLER AND SPECIAL INSPECTOR QUALIFICATION  
22. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.  
VERIFICATION  
23. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

## NOTES TO THRESHOLDS & LANDINGS

1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES, MEASURED IN THE DIRECTION OF TRAVEL. (2022 CRC R311.3)  
2. LANDING OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1/2 INCH LOWER THAN TOP OF THE THRESHOLD. (2022 CRC R311.3.1) DOORS OTHER THAN REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOORS NOT MORE THAN 7/8 INCHES BELOW THE TOP OF THE THRESHOLD (2022 CRC R311.3.2)  
3. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75 INCHES IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2 INCH ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. AND 0.5 INCHES FOR OTHER DOORS (2022 CRC 1010.1.7) THRESHOLDS, FOR R-2, OR R-3, AND IN ADAPTABLE OR ACCESSIBLE DWELLING UNITS SEE EXCEPTION IN CBC 1010.1.7  
4. LANDINGS AT DOORS, LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY, OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION MUST NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDING SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (2022 CBC 1010.1.6)



REVISIONS	DATE
SUBMITAL	06/20/25
RE-SUBMITAL $\Delta$	09/26/25

PROJECT:	DATE:
RESIDENCE ADDITION	
2892 Mesquite Dr, Santa Clara, CA 95051	

PROJECT:	DATE:
RESIDENCE ADDITION	
2892 Mesquite Dr, Santa Clara, CA 95051	

PROJECT:	DATE:
RESIDENCE ADDITION	
2892 Mesquite Dr, Santa Clara, CA 95051	

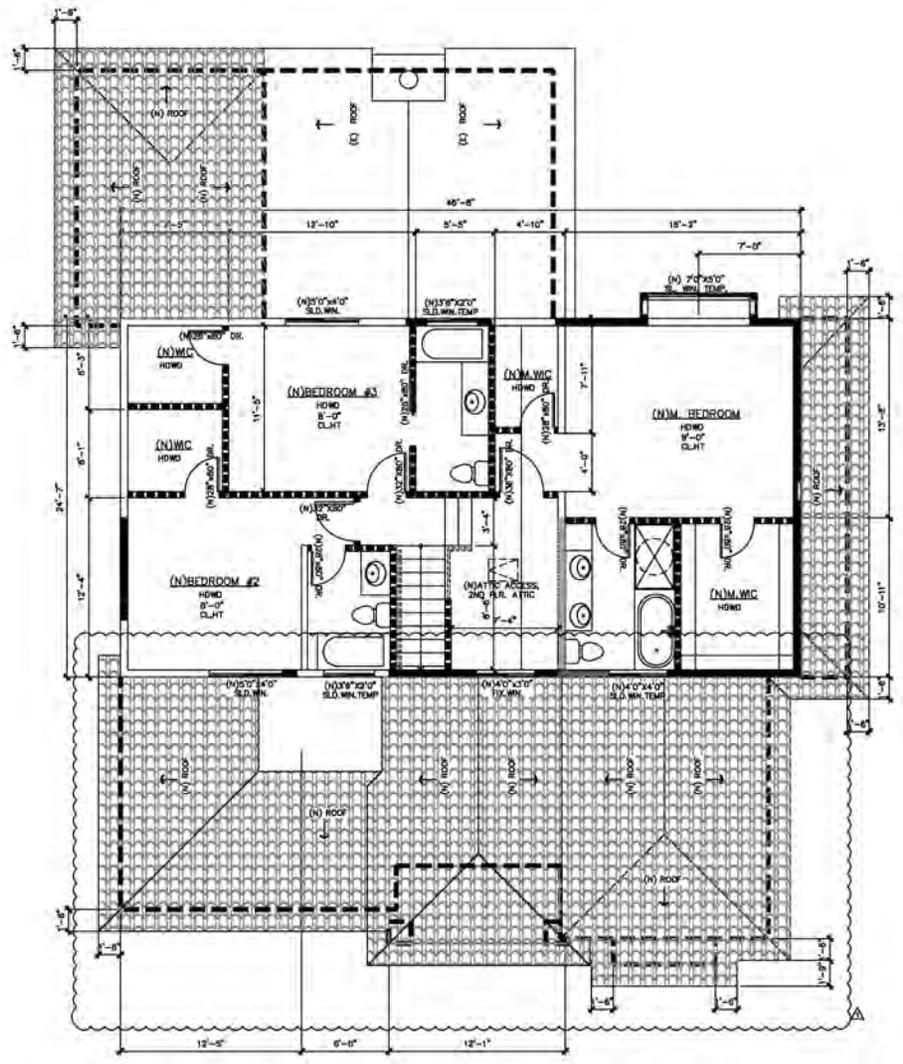
PROJECT:	DATE:
RESIDENCE ADDITION	
2892 Mesquite Dr, Santa Clara, CA 95051	

PROJECT:	DATE:
RESIDENCE ADDITION	
2892 Mesquite Dr, Santa Clara, CA 95051	



**WALL LEGEND**

-  EXISTING CONSTRUCTION TO REMAIN
-  (N) FURRED WALL / COLLAR.
-  NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 12' BLDG. PAPER O/ PLYWOOD.
-  NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
-  NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WOODER BD. OR GURROCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.
-  ONE HOUR RATED WALL 2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. @ GARAGE INTERIOR SIDE.
-  S.G. SAFETY GLAZING WINDOW/TEMPERED GLASS
-  DRAM. ACCESS 18"x24" MIN. (2022 IRC SEC. R402.4)
-  ATTIC ACCESS 22"x30" MIN. (2022 IRC SEC. R807.1) ATTIC ACCESS 36"x36" MIN. WHEN PURCHASE AT ATTIC. A HEAD ROOM CLEAR HEIGHT IN A ATTIC AT LEAST 30" AT THE ATTIC ACCESS.
-  EXTERIOR STAIR STEPS, MAX 7-3/4" RISE
-  SKYLIGHT 2'-0" X 4'-0"



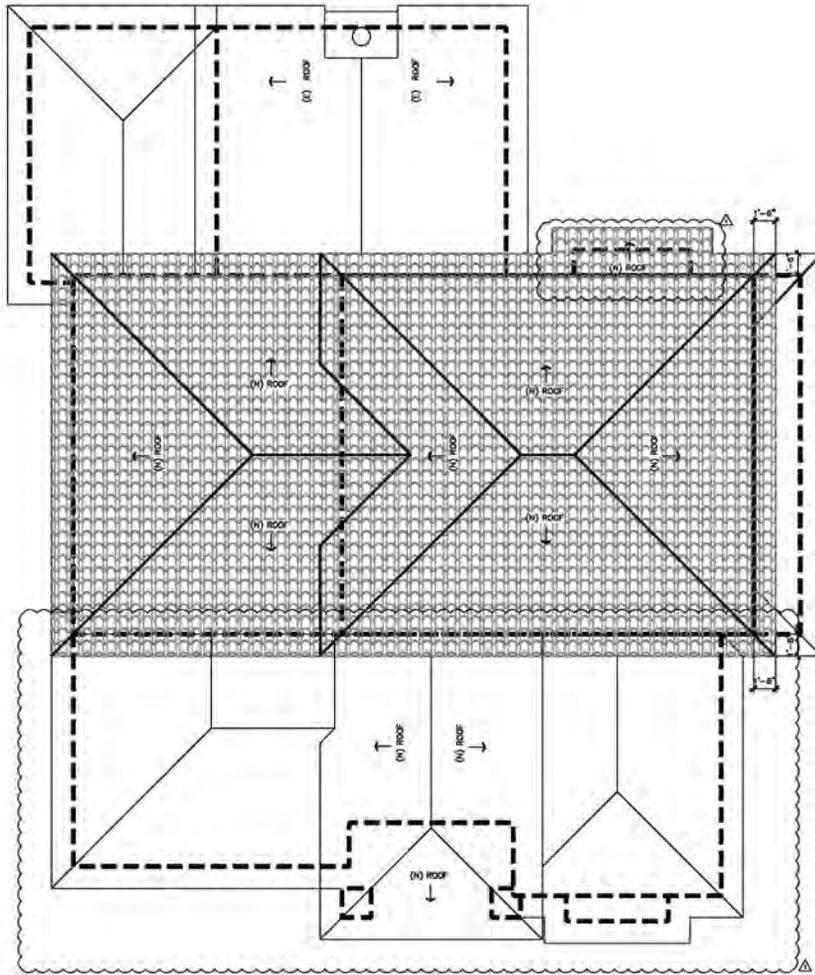
**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/26/25
RE-SUBMITAL	09/26/25

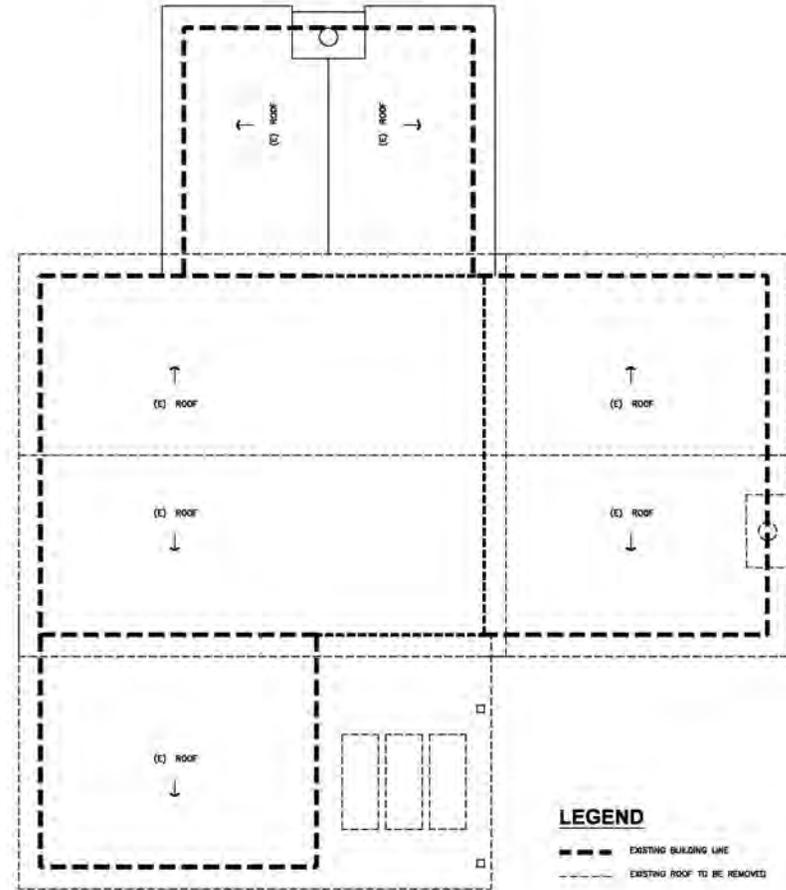
**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

**PROPOSED 2ND FLOOR PLAN**

DRAWN BY: <i>FineWard</i>
REVIEWED BY: -
DATE: -
SCALE: -
SHEET NO.:
<b>A2.3</b>
OF SHEETS



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



**EXISTING ROOF PLAN**  
SCALE: 1/8" = 1'-0" 

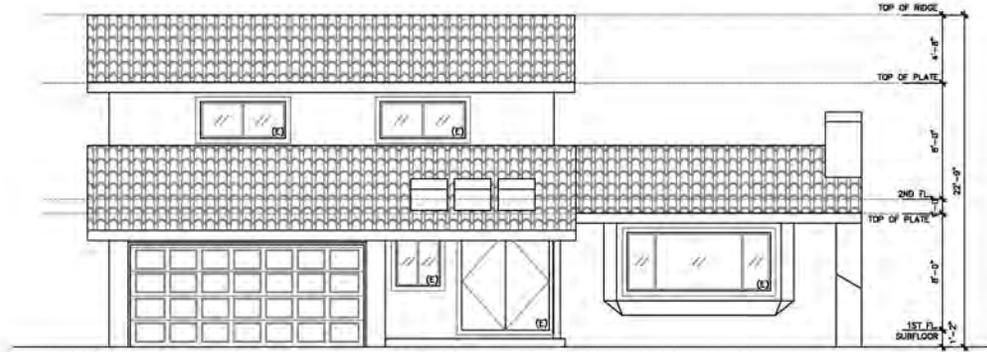
REVISION	DATE
SUBMITAL	08/25/25
RE-SUBMITAL 	09/26/25

**PROJECT:**  
**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

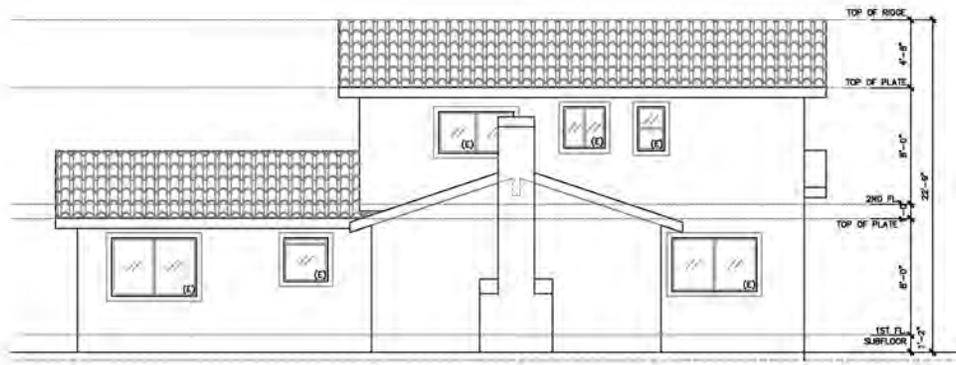
**EXISTING & PROPOSED ROOF**

**DRAWN BY:** *Fina Wong*  
**REVIEWED BY:** -  
**DATE:** -  
**SCALE:** -

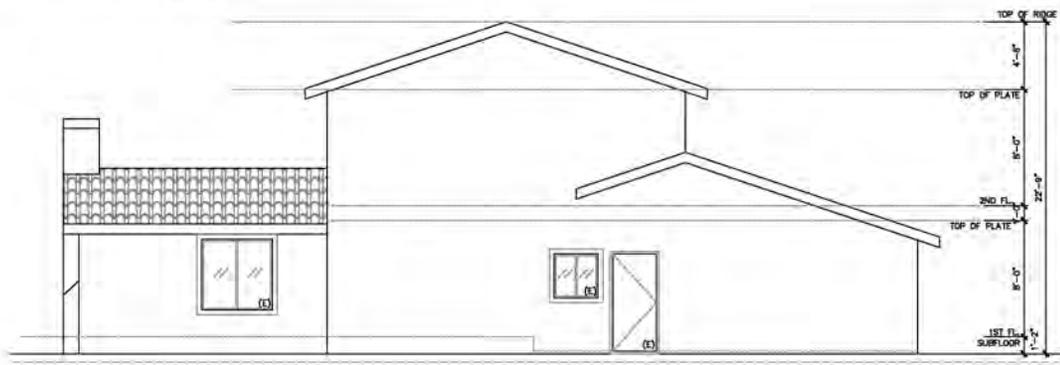
**SHEET NO. 1**  
**A2.4**  
OF SHEETS



**1 NORTH EXISTING ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SOUTH EXISTING ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 EAST EXISTING ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/26/25
RE-SUBMITAL $\Delta$	08/26/25

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT: EXISTING ELEVATIONS

DRAWN BY: *Fiona Wong*

REVIEWED BY: -

DATE: -

SCALE: -

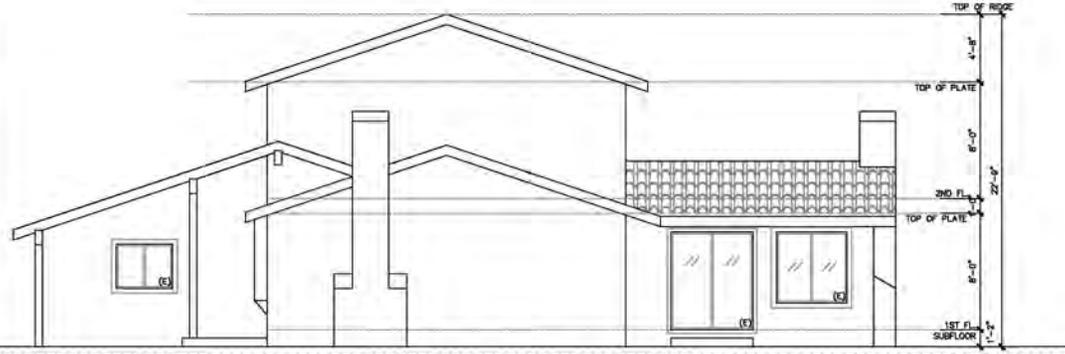
SHEET NO. 1  
**A3.1**  
OF SHEETS



**R1**  
 BEHR  
 DECORA VILLA STONE COATED METAL TILE ROOFING  
 RUSTICA CLAY

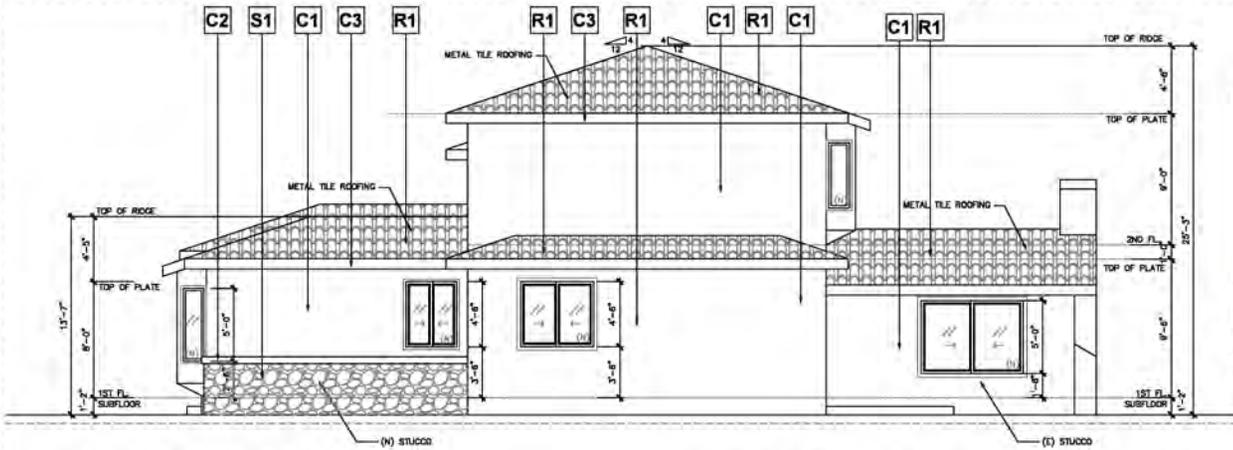


**C1**  
 BEHR  
 MASONRY STUCCO & BRICK PAINTS  
 MISTY COVE MS-48\*

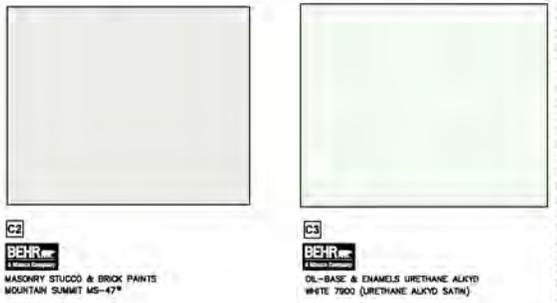


**4 WEST EXISTING ELEVATION**  
 SCALE: 1/4" = 1'-0"

REVISIONS	DATE
SUBMITAL	08/30/25
RE-SUBMITAL $\Delta$	08/28/25



**5 WEST PROPOSED ELEVATION**  
 SCALE: 1/4" = 1'-0"

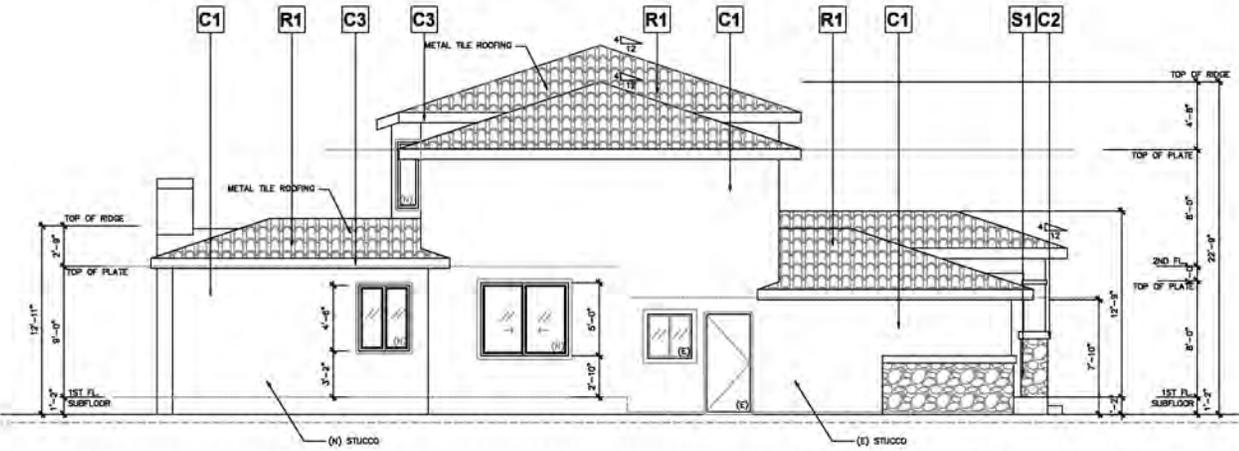


**C2**  
 BEHR  
 MASONRY STUCCO & BRICK PAINTS  
 MOUNTAIN SUMMIT MS-47\*

**C3**  
 BEHR  
 OIL-BASE & ENAMELS URETHANE ALKYD  
 WHITE 7900 (URETHANE ALKYD SATIN)



**S1**  
 M-ROCK  
 GEORGETOWN COBBLE STONE CONCRETE STONE VENER  
 TRADITIONAL 1.5 IN. TO 4 IN. X 5 IN. TO 8 IN.



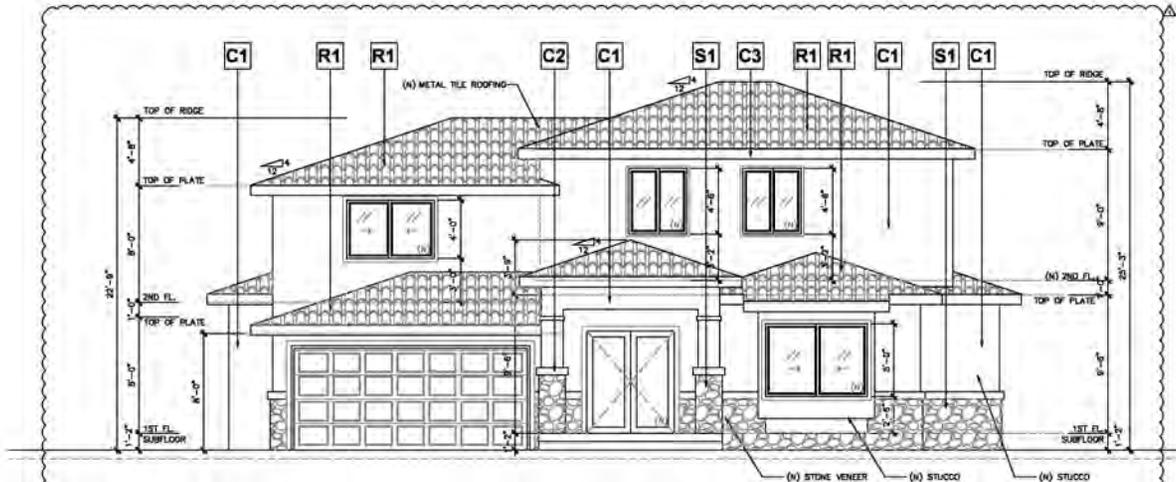
**6 EAST PROPOSED ELEVATION**

**PROJECT:**  
 RESIDENCE ADDITION  
 2892 Mesquite Dr, Santa Clara, CA 95051

**SHEET TITLE:**  
 PROPOSED ELEVATIONS

**DRAWN BY:** *Prima*  
**REVIEWED BY:** -  
**DATE:** -  
**SCALE:** -

**SHEET NO.:**  
**A3.2**  
 OF SHEETS



**7 NORTH PROPOSAL ELEVATION**  
SCALE: 1/4" = 1'-0"



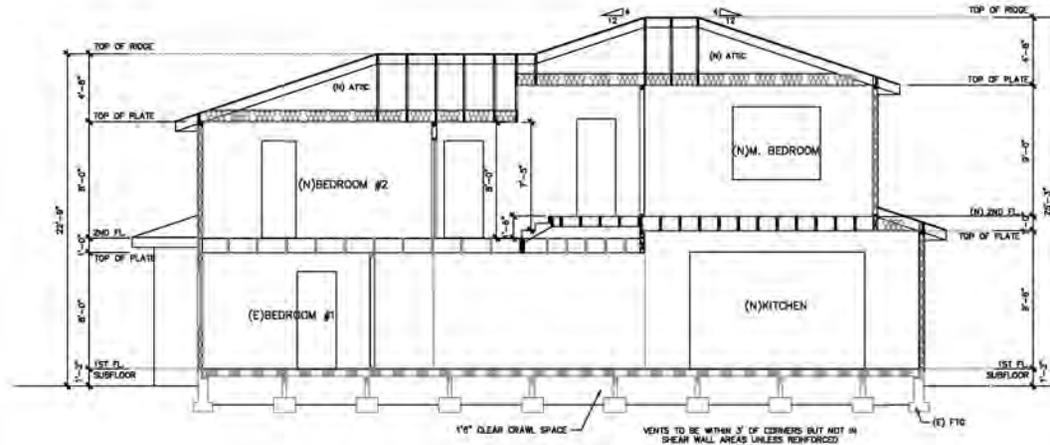
**8 NORTH PROPOSAL ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/26/25
RE-SUBMITAL	08/26/25

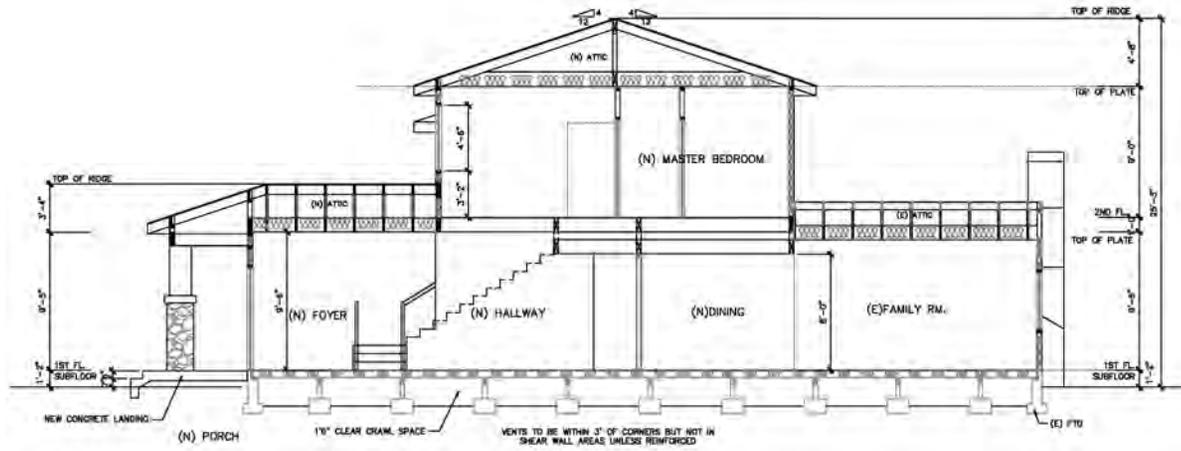
**PROJECT:**  
**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

**SHEET TITLE:**  
**PROPOSED ELEVATIONS**

<b>DRAWN BY:</b> <i>Fiona Wong</i>
<b>REVIEWED BY:</b> -
<b>DATE:</b> -
<b>SCALE:</b> -
<b>SHEET NO.:</b> <b>A3.3</b>
OF SHEETS



**9** PROPOSED SECTION 1  
SCALE: 1/4" = 1'-0"



**10** PROPOSED SECTION 2  
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/26/25
RE-SUBMITAL $\Delta$	08/26/25

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT: \_\_\_\_\_  
SHEET NO.: \_\_\_\_\_  
**PROPOSED SECTIONS**

DRAWN BY: *FineWard*  
REVIEWED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
SHEET NO.: \_\_\_\_\_  
**A3.4**  
OF \_\_\_\_\_ SHEETS



**Attachment 2: Project Data/Compliance**

**Project Address: 2892 Mesquite Drive  
Zoning: R1-6L**

**Project Number: PLN25-00295**

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Lot Area (SF) (min):</b>	7,351	7,351	6,000	Y
<b>Lot Area per Dwelling Unit (SF):</b>	7,351	7,351	--	--
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,363	1,984	--	--
<b>2<sup>nd</sup> Floor:</b>	718	1,116	--	--
<b>Garage:</b>	500	500	600 SF max	Y
<b>Porch/Patio:</b>	76	64	--	--
<b>Total:</b>	2,657	3,663	--	--
<b>Floor Area Ratio:</b>	0.36	0.49	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	0.52	0.56	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	0.26	0.34	40% max	Y
<b>Rear Yard Accessory Building Coverage:</b>	--	--	40% max	--
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	17	20	20	Y
<b>(2<sup>nd</sup> floor):</b>	34	37	25	Y
<b>Left Side (1<sup>st</sup> floor):</b>	5'-0	5'	5	Y
<b>(2<sup>nd</sup> floor):</b>	9'-3	9'-3	10	Y
<b>Right Side (1<sup>st</sup> floor):</b>	6' – 11"	7	5	Y
<b>(2<sup>nd</sup> floor):</b>	32' – 11"	8' – 3"	10	Y
<b>Side, Corner:</b>	--	--	--	--
<b>Rear (1<sup>st</sup> floor):</b>	22' – 9"	22' – 9"	20	Y
<b>(2<sup>nd</sup> floor):</b>	39' – 9"	39' – 9"	20	Y
<b>Height (FT)</b>				
<b>Main building:</b>	22' – 9"	25' – 3"	25	N (Conditioning Height to 25')
<b>Accessory building:</b>	--	--	--	--
<b># of Bedrooms/Bathrooms:</b>	4/2	5/5	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				N
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	35%	47%	Min 25%	Y
<b>Open Landscaped Area (Front):</b>	2,900	3,100	--	--

## Conditions of Architectural Review Approval

### PLN25-00295/ 2892 Mesquite Drive

**Architectural Review** for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition in an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage in a 7,351 square foot lot.

#### 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 December 17, 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 Protection (On-site).** Trees on-site shall be protected from construction activity through ISA tree care best practices.
- P2. **Roof Height.** The roof shall be 25 feet as required by the R1-6L zoning code.
- P3. **Guest Bedroom Setback:** The proposed guest bedroom shall adhere to the prevailing development pattern in the subdivision by reducing the footprint of the proposed guest room by providing a greater front and side setback. The setbacks shall preserve the existing sight line of the adjacent property.
- P4. **Front Yard Landscape:** Bushes and code-compliant hedges shall be added to the front yard.

#### DURING CONSTRUCTION

- P5. **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.
- P6. **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.
- P7. **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**

- P8. **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.
- P9. **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.
- P10. **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.

# GREEN BUILDING NOTES

**WATER EFFICIENCY AND CONSERVATION:**  
 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:  
 1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (COC 403.1.1)  
 2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (COC 403.1.2)  
 3. FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE TO COC 4.303.1.3 AND DDD 403.1.4  
 4. AUTOMATIC IRRIGATION SYSTEM CONTROLLED FOR LANDSCAPING PROVIDED BY THE BUILDING AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH COC 4.504

**ENHANCED DURABILITY AND REDUCED MAINTENANCE:**  
 5. ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE ROBERT PROOFED BY GLASSING SUCH OPENINGS WITH CONCRETE MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER COC 4.006.1

**BUILDING MAINTENANCE AND OPERATION:**  
 6. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER COC 4.013.1

**ENVIRONMENTAL QUALITY:**  
 7. ANY GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.  
 8. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER COC 4.503.1

**ENVIRONMENTAL CONTROL:**  
 9. AT THE TIME OF FINISH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS (DROPPINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER COC 4.504.1

10. ADHESIVE, SEALANTS AND CAULKS SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER COC 4.504.2.1.

11. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER COC 4.504.2.2.

12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MFL LIMITS FOR VOC AND OTHER REQUIREMENTS PER COC 4.504.2.3.

13. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER COC 4.504.2.4.

14. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER COC 4.504.3.

15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER COC 4.504.4.

16. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER COC 4.504.5.

**INTERIOR MOISTURE CONTROL:**  
 17. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/4" OR LARGER CLEAN AGGREGATE UNDER A 2 IN. VAPOR BARRIER WITH JOINT TAPE NOT LESS THAN 8" WILL BE PROVIDED PER COC 4.505.2 AND CRC 1008.2.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WITH THE FRAMING MEMBERS EXCEED 10% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED. PER COC 4.505.3

**INDOOR AIR QUALITY AND EXHAUST:**  
 18. EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM PER COC 4.506.1. MECHANICAL EXHAUST HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZES DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL, 4-2004 OR EQUIVALENT; DUCT SYSTEMS BE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL 0-2008 OR EQUIVALENT; SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL 0-2008 OR EQUIVALENT.

**INSTALLER AND SPECIAL INSPECTOR QUALIFICATION:**  
 19. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER COC 702.1.

**VERIFICATION:**  
 20. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLAN SPECIFICATIONS, BUILDUP OR INSTALLED CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

# SCOPE OF WORK

- ON THE FIRST FLOOR:
  - ADD ONE NEW BEDROOM AND ONE NEW BATHROOM IN THE FRONT YARD.
  - ADD NEW OFFICE IN THE REAR YARD.
  - RELOCATE KITCHEN.
  - REMOVE GARAGE PARTITION WALL.
- ON THE SECOND FLOOR:
  - RECONFIGURE LAYOUT.
  - ADD NEW BATHROOM.
- GENERAL:
  - RELOCATE FURNACE.
  - UPGRADE EXISTING ELECTRICAL METER FROM 100AMP TO 200AMP.
- FINALIZING 4/25/19 INSPECTION CORRECTION NOTICE.

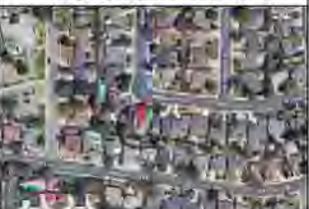
# SYMBOLS

	COLUMN GRID LINE NO.		EXISTING DOOR
	SECTION NO.		DOOR NO.
	SECTION SHEET NO.		DOOR SCHEDULE
	ELEVATION NO.		DOOR TYPE
	ELEVATION SHEET NO.		INTERIOR ELEVATIONS
	DETAIL NO.		INDICATOR
	DETAIL SHEET NO.		ROOM NAME
			FLOOR FINISH

# BLDG DATA

LOT SIZE:	7,301 S.F.
CURRENT ZONING:	R1-BL
PROPOSED USE:	RES
EXISTING PROPERTY BUILT:	1983
(E) BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(E) 2nd FLOOR:	718 S.F.
(E) GARAGE:	500 S.F.
(E) PORCH:	78 S.F.
(E) TOTAL HABITABLE AREA:	2,081 S.F.
(E) TOTAL BUILDING AREA:	2,581 S.F.
PROPOSED BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(N) 1ST NEW ADDITION:	821 S.F.
(E) 2nd FLOOR:	718 S.F.
(N) 2ND NEW ADDITION:	342 S.F.
(N) PORCH:	84 S.F.
(E) TOTAL:	2,907 S.F.
(N) TOTAL HABITABLE AREA:	3,099 S.F.
(N) TOTAL BUILDING AREA:	3,599 S.F.
(N) LOT COVERAGE: $\frac{3,599}{7,301} = 0.493$	$\frac{3,599}{7,301} > 0.408$
(N) 2ND FLOOR: $\frac{1,117}{1,363} = 0.819$	$\frac{1,117}{1,363} > 0.618$
(N) OPEN LANDSCAP AREA:	3,100 S.F.
OCCUPANCY:	RES1
CONSTRUCTION TYPE:	VB
STORY (S2):	2
AUTO. FIRE SPRINKLER:	NO
DESIGN COMPLY WITH:	
CITY OF SANTA CLARA MUNICIPAL CODE	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	
2022 CALIFORNIA ENERGY CODE	

# VICINITY MAP



# SHEET INDEX

ARCHITECTURAL	
A1.1	TITLE SHEET & PROPOSED SITE PLAN
A1.2	EXISTING SITE PLAN & AREA CALC.
A2.0	DEMOLISH NOTE EXISTING 1ST FLOOR PLAN
A2.1	NOTE EXISTING 2ND FLOOR PLAN
A2.2	PROPOSED 1ST FLOOR PLAN
A2.3	PROPOSED 2ND FLOOR PLAN
A2.4	EXISTING & PROPOSED ROOF PLAN
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATIONS
A3.4	PROPOSED SECTION
CBCL	GREEN BUILDING CHECK LIST

# RESIDENCE ADDITION

## 2892 Mesquite Dr, Santa Clara, CA 95051

### APN: 296-31-032

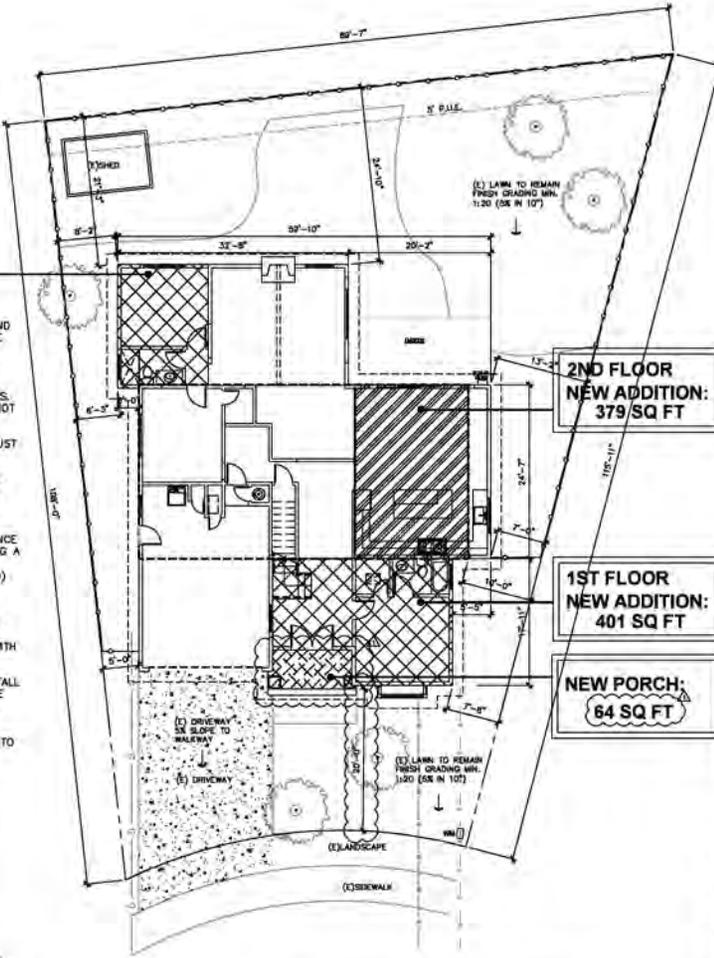
**1ST FLOOR NEW ADDITION: 220 SQ FT**

### SITE NOTE

- LOT DRAINAGE WILL BE 5% AWAY FROM THE BUILDING AND 2% TOWARDS THE PUBLIC RIGHT-OF-WAY. LOT DRAINAGE SHALL NOT CROSS A PROPERTY LINE. CRC 8401.3, CPC 1101.2
- ALL WET AND DRY UTILITIES TO SERVICE PROPOSED ADDITION ARE TO COME FROM EXISTING ON-SITE UTILITIES. CONNECTION WITHIN THE CITY ROW AND EASEMENTS IS NOT PERMITTED.
- CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.
- PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
- INCREMENTAL WATER AND SEWER CONNECTION FEES ARE NOT TO BE COLLECTED AS COUNTY RECORDS INDICATE EXISTING DWELLING UNIT IS AT STANDARD OCCUPANCY WITH 4 BEDROOMS.
- IF THE MAIN WATER SERVICE LINE WILL BE PLASTIC, INSTALL BLUE INSULATED 18 AWG COPPER TRACER WIRE SUITABLE FOR DIRECT BURIAL ADJACENT TO THE PIPE AND SHALL TERMINATE ABOVE GROUND AT BOTH ENDS.
- NO TREES OF 30" OR GREATER IN CIRCUMFERENCE ARE TO BE REMOVED.

### LEGEND

	PROPERTY LINE
	ROOF LINE
	SETBACK LINE
	EASEMENT
	2ND FLOOR LINE
	(N) 1ST FLOOR ADDITION
	(N) 2ND FLOOR ADDITION
	(N) PORCH



**PROPOSED SITE PLAN**  
 SCALE: 1/8" = 1'-0"

REVISION	DATE
SUBMITAL	08/29/25
RE-SUBMITAL	09/26/25

**RESIDENCE ADDITION**  
 2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:	TITLE SHEET PROPOSED SITE PLAN
SHEET NO.:	A1.1
DRAWN BY:	FinelWan
REVIEWED BY:	
DATE:	
SCALE:	
SHEET NO.:	A1.1
OF SHEETS	



RENDERING 1

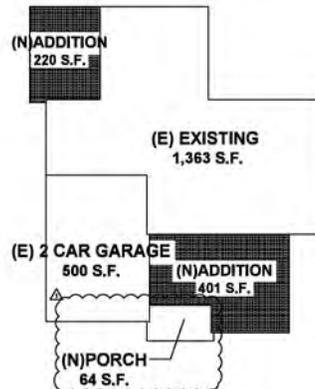


RENDERING 2

**FLOOR AREA CALCULATION DIAGRAM:**

LOT SIZE : 7,351 S.F.

	(E) 1ST EXISTING FLOOR	1,363 S.F.
	(E) 2ND EXISTING FLOOR	718 S.F.
	(N) 1ST ADDITION FLOOR	621 S.F.
	(N) 2ND ADDITION FLOOR	397 S.F.
<hr/>		
	(N) FAR	3,099 S.F.
	(E) 2 CAR GARAGE	500 S.F.
	(N) FRONT PORCH	64 S.F.
<hr/>		
	(N) LOT COVERAGE.	2,548 S.F.

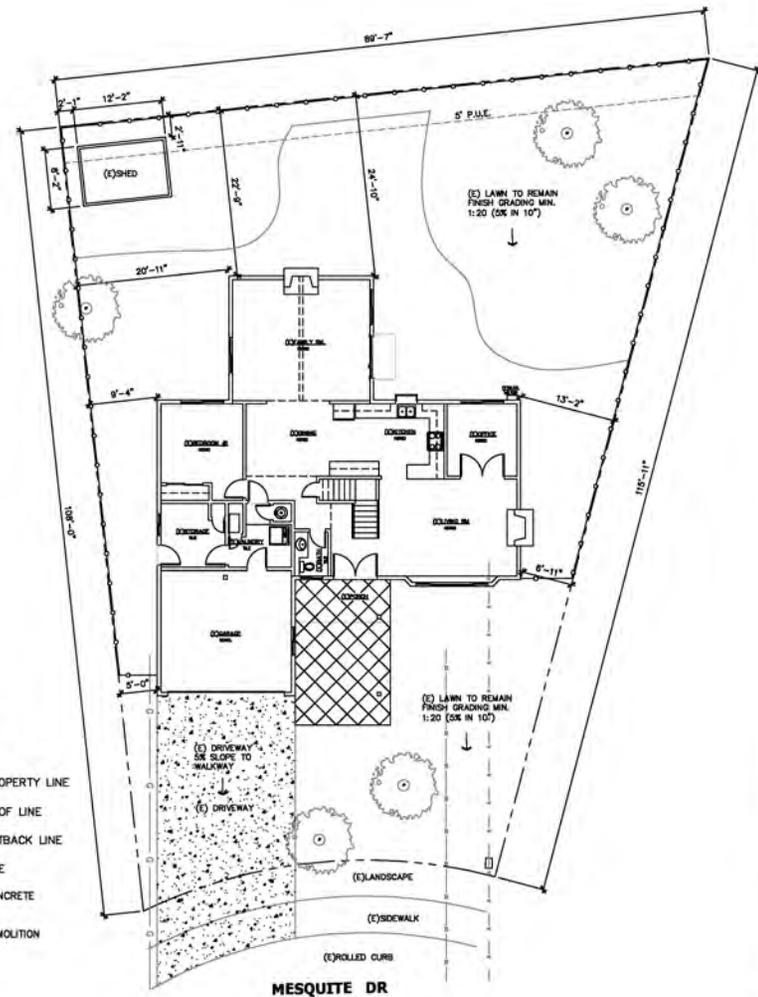


**FLOOR AREA CALC. DIAGRAM**

SCALE : 3/32" = 1'-0"

**LEGEND**

- PROPERTY LINE
- ROOF LINE
- SETBACK LINE
- P.U.E.
- CONCRETE
- DEMOLITION



**EXISTING SITE PLAN**

SCALE : 1/8" = 1'-0"



REVISIONS	DATE
SUBMITTAL	08/26/25
RE-SUBMITTAL	08/26/25

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT: **EXISTING SITE PLAN & AREA CALC**

SHEET TITLE: **EXISTING SITE PLAN & AREA CALC**

DRAWN BY: <i>FinaWong</i>
REVIEWED BY: -
DATE: -
SCALE: -
SHEET NO.: <b>A1.2</b>
OF SHEETS



## NOTES TO WINDOW AND DOOR

- EMERGENCY EGRESS WINDOWS  
2022 CRC SECTION R310-EMERGENCY ESCAPE AND RESCUE OPENINGS  
A. PROVIDE AT LEAST ONE WINDOW IN EACH SLEEPING ROOM, BASEMENT, AND HABITABLE ATTIC.  
B. R310.2.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.  
C. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A MIN. HEIGHT OF NOT MORE THAN 44 INCHES. MINIMUM OPENING HEIGHT, THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.  
D. MINIMUM OPENING WIDTH. MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.  
E. R310.1.1 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.  
F. R310.2.2 WINDOW SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING IT SHALL HAVE A BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR: WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SEC. R310.2.3.  
D. 2. FALL PROTECTION (CBC 1015.1 AND CRC R312.2)  
WHERE THE WINDOW OPENING (MEASURED AT THE WINDOW SILL) IS LOCATED MORE THAN 72 INCHES ABOVE THE EXTERIOR FINISHED GRADE, ANY WINDOW LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR ON THE INTERIOR SHALL BE EITHER FIXED GLAZING OR HAVE A PROTECTIVE GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES.  
3. 2022 CRC SECTION R308 - SAFETY OR TEMPERED GLAZING WILL BE REQUIRED FOR THE FOLLOWING LOCATIONS AND OTHER HAZARDOUS LOCATIONS REQUIRED BY CRC SECTION R308:  
A. GLAZING WITHIN 24" OF A DOOR AND WHERE BOTTOM EDGE IS LESS THAN 80" ABOVE FINISHED FLOOR OR WALKING SURFACE OR WHERE TOP EDGE IS LESS THAN 80" PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" SIDES OF THE HINGE SIDE.  
B. WHERE THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE AND WITHIN 36" HORIZONTALLY FROM THE WALKING SURFACE OF STAIRWAYS, LANDINGS AND RAMPERS AND WITHIN A 60-DEGREE ARC, LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.  
4. TEMPERED GLAZING LABEL (2022 CRC SEC. 2406)  
WHERE REQUIRED, TEMPERED GLAZING (EXCEPT TEMPERED SPANDREL GLASS) MUST BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ADD ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED). STICKERS ATTACHED TO THE WINDOW ARE NOT SUFFICIENT.  
5. 2022 CRC SECTION R303 - ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. THE KITCHEN IS A HABITABLE ROOM. (PER 2022 CRC SEC. R303.1)  
AMEND THE PLANS TO SPECIFY AND SHOW HOW NATURAL LIGHT SHALL BE PROVIDED FOR THE KITCHEN OR KITCHEN MEETS ONE OF THE EXCEPTIONS OF (2022 CRC SEC. R303.1) OR SHOW THAT NATURAL LIGHT SHALL BE PROVIDED FROM AN ADJOINING ROOM IN ACCORDANCE (2022 CRC SEC. R303.2).  
6. PLEASE SEE TITLE 24 ENERGY REPORT CP-1R FORMS FOR REAL U VALUES OF WINDOWS OR DOORS.

## NOTES TO BUILDING

- BRACED WALL PANELS SHALL BEGIN NO MORE THAN 8 FEET (2440 MM) FROM EACH END OF A BRACED WALL LINE AND SHALL BE SPACED AT A MAXIMUM OF 25 FEET (7620 MM) ON CENTER. (2022 CRC R802.12.5)  
2. IN R-3 AND U OCCUPANCIES, NO OPENINGS ARE ALLOWED IN WALLS 3 FEET OR CLOSER TO PROPERTY LINE. OPENINGS IN WALLS BETWEEN 3 FEET AND UP TO 6 FEET FROM PROPERTY LINE CAN BE UP TO 25 % OF WALL AREA. WALLS LESS THAN 5 FEET FROM THE PROPERTY LINE MUST BE FIRE RESISTIVE CONSTRUCTION. (2022 CRC R802.12.5) (2022 CRC R802.12.5) (2022 CRC R802.12.5)  
3. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 8 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). (2022 CRC R401.3)  
4. DUCT PENETRATION: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER PROVIDED MATERIALS AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (2022 CRC SEC. R302.5.2)  
5. MIN. ROOM AREA: HABITABLE ROOMS, EXCEPT KITCHENS, SHALL HAVE A MIN. OF 70 SQUARE FEET OF FLOOR AREA. MIN. DIMENSION: HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FT. IN ANY DIMENSION. (2022 CRC SEC. R304)  
6. PROVIDE CORRECT TYPE GLAZING FOR ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS AS SPECIFIED IN (2022 CRC SEC. R306.4)  
7. BATHROOMS AND SHOWERS IN ALL OCCUPANCIES SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 6 FEET ABOVE THE FLOOR. (2022 CRC SEC. R307.7)  
8. PROVIDE AN APPROVED ATTIC ACCESS 22"x30" WITH 30 INCHES MINIMUM CERTICAL HEADROOM. (2022 CRC SEC. R807.1.4)  
9. ENCLOSED ACCESSIBLE SPACE NUDER STAIRS SHALL HAVE WALLS, UNDER-STAR SURFACES, AND ANY SOFFITS PROTECTED ON THE ENCLOSE SIDE WITH 1/2 INCH OPSYS BOARD. (2022 CRC SEC. R302.7)  
10. PROVIDE ATTIC VENTILATION AS PER (2022 CRC SEC. R806 AND THE CALIFORNIA ENERGY STANDARDS COMMISSION).  
11. FACTORY BUILT PREFABRICATED AND FACTORY BUILT CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTRUCTIONS AS PER (2022 CRC SEC. R1004 AND R1005).  
12. PROVIDE UNDER FLOOR CLEARANCES AS PER 2015 CRC SECTION R317. A MINIMUM OF 12" CLEARANCE TO UNDER FLOOR GROUERS AND 18" CLEARANCE TO FLOOR JOISTS IS REQUIRED UNLESS PRESERVATIVE-TREATED WOOD OR WOOD NATURALLY DURABLE TO DECAY IS UTILIZED. A MINIMUM 18-INCH BY 24-INCH ACCESS OPENING SHALL BE PROVIDED TO THE DRAIN. SPACE. (2022 CRC SEC. R408.4)  
13. FIRE BLOCKING AND DRIFT STOPPING SHALL BE INSTALLED ACCORDING (2022 CRC SEC. R302.11.4)  
14. ALL OPSYS BOARD, STUCCO, PLASTER, AND LATH SHALL BE INSTALLED. (2022 CRC CHAPTER 7.)  
15. EXTERIOR WALL COVERINGS SHALL BE APPLIED. (2022 CRC SEC. R703).  
16. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR PRELACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. (2022 CRC R1003.9.2)  
17. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. (2022 CRC R307.1)

## NOTES TO BATHROOM

20. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 8 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). (2022 CRC R401.3)  
21. SURFACER REQUIREMENTS  
FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA BUILDING STANDARDS (CALGREEN), AND 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS. THIS BROCHURE IS INTENDED TO PROVIDE GENERAL INFORMATION, CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.  
1. THE MIXING VALVE IN A SHOWER (INCLUDING UNDER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120°F. THE WATER-FILLER VALVE IN BATHTUBS AND SHOWERS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (2022 CPC 408.4, 409.4)  
2. NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1004 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (2022 CPC 408.5, 408.6)  
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (2022 CBC 1210 AND CRC R307.2)  
4. HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). METAL GRAB BARS SHALL BE FITTINGS, PIPING OR OTHER METAL SURFACES, WITHIN 3 FEET OF THE INTERIOR WALL OF THE HYDRO-MASSAGE TUBS AND WITH MINIMUM GROUNDING. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (2022 CBC 680.70)  
5. UNDERLAYMENT MATERIAL USED AS BACKING FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED OPSYS BOARDING PANELS (I.E. DENSSHEILD, GENS ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBOARD, INSTANT BOARD). ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT OPSYS BOARD (I.E. PURPLE BOARD) MAY BE USED WHERE ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM GROUND BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (2022 CBC AND CRC R702.4) SHOWER FLOORS SHALL BE FINISHED WITH AN APPROVED SHOWER PAN OR ON-SITE BUILT WATER-TIGHT APPROVED LINING (I.E. HOT MOP) OR AN-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND BE SLOPED 1/8" PER FOOT TO WEEP HOLES. (2022 CPC 408.7)  
6. WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND 2 INCHES AND 3 INCHES ABOVE THE TOP OF THE DRAIN. A WATER-TIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN 1/4" AND 1/8" PER FOOT TOWARDS TO THE DRAIN. (2022 CPC 408.8) WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.  
7. WATER CLOSET REQUIREMENTS  
A. THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (2022 CPC 402.9)  
B. WHERE THE WATER CLOSING OR OTHER PLUMBING FIXTURES COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CALKED AND SEALED TO BE WATER-TIGHT. (2022 CPC 402.2)  
8. TEMPERED GLAZING (2022 CRC 2406.4, 2403.1, AND CRC 304.1, R306.4)  
TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ADD ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).  
1. WITHIN A PORTION OF WALL ENCLOSED A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN LINE.  
2. WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 80 INCHES ABOVE THE WALKING SURFACE.  
3. GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.  
9. GREEN BUILDING  
WATER EFFICIENCY AND CONSERVATION  
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:  
1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (CGC 403.1.1)  
2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (CGC 403.1.2)  
3. FITTINGS (FAUJETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PARTS AND ARE IN ACCORDANCE TO CGC 4.303.1.3 AND CGC 403.1.4  
4. AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGC 4.304  
ENHANCED DURABILITY AND REDUCED MAINTENANCE  
5. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLID OR CAST-IN-PLACE CONCRETE WALLS SHALL BE PROTECTED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGC 4.406.1  
BUILDING MAINTENANCE AND OPERATION  
6. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDER AND INSTALLED BY THE OWNER PER CGC 4.410.1  
ENVIRONMENTAL QUALITY  
7. ANY GAS PRELACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.  
8. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER CGC 4.503.1.  
9. POLLUTANT CONTROL  
A. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1.  
10. ADHESIVE, SEALANTS AND CALKES SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER CGC 4.504.2.1.

## POLLUTANT CONTROL

9. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1.  
10. ADHESIVE, SEALANTS AND CALKES SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER CGC 4.504.2.1.  
11. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.  
12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MFR LIMITS FOR ROOF AND OTHER REQUIREMENTS PER CGC 4.504.2.3.  
13. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.  
14. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER CGC 4.504.3.  
15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER CGC 4.504.4.  
16. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER CGC 4.504.5.  
17. INTERIOR MOISTURE CONTROL  
A. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR BARRIER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.505.2 AND CRC R306.2.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 18% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIALS BEING APPLIED PER CGC 4.505.3.  
18. EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND ARE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM PER CGC 4.506.1. ENVIRONMENTAL CONTROL HEATING AND AIR-COOLING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANS/ACCA 2 MANUAL, J-2004 OR EQUIVALENT; DUCT SYSTEMS ARE SIZED ACCORDING TO ANS/ACCA 1, MANUAL, D-2009 OR EQUIVALENT; SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANS/ACCA 3, MANUAL, S-2004 OR EQUIVALENT.  
19. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.  
20. VERIFICATION  
21. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

## NOTES TO THRESHOLDS & LANDINGS

1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES, MEASURED IN THE DIRECTION OF TRAVEL. (2022 CRC R311.3)  
2. LANDING OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1/2 INCH LOWER THAN TOP OF THE THRESHOLD. (2022 CRC R311.3.1) DOORS OTHER THAN REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOORS NOT MORE THAN 7/8 INCHES BELOW THE TOP OF THE THRESHOLD (2022 CRC R311.3.2)  
3. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75 INCHES IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2 INCH ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. AND 0.5 INCHES FOR OTHER DOORS (2022 CRC 1010.1.7) THRESHOLDS, FOR R-2 OR R-3, AND IN ADAPTABLE OR ACCESSIBLE DWELLING UNITS SEE EXCEPTION IN CBC 1010.1.7  
4. LANDINGS AT DOORS, LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY, OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION MUST NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDING SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (2022 CBC 1010.1.6)

REVISIONS	DATE
SUBMITAL	06/20/25
RE-SUBMITAL $\Delta$	09/26/25

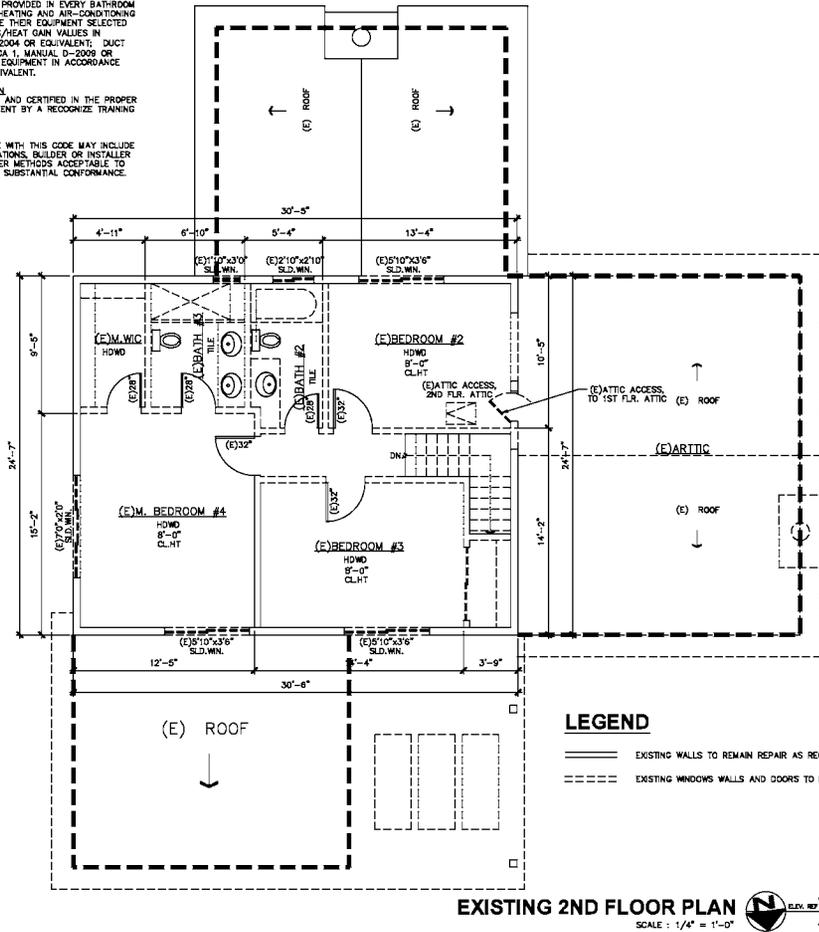
REVISIONS	DATE

PROJECT: RESIDENCE ADDITION  
2892 Mesquite Dr, Santa Clara, CA 95051

NOTES  
EXISTING 2N FLOOR PLAN

DRAWN BY: *Fina Wong*  
REVIEWED BY: -  
DATE: -  
SCALE: -  
SHEET NO.: **A2.1**  
OF SHEETS

1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (CGC 403.1.1)  
2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (CGC 403.1.2)  
3. FITTINGS (FAUJETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PARTS AND ARE IN ACCORDANCE TO CGC 4.303.1.3 AND CGC 403.1.4  
4. AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGC 4.304  
ENHANCED DURABILITY AND REDUCED MAINTENANCE  
5. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLID OR CAST-IN-PLACE CONCRETE WALLS SHALL BE PROTECTED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGC 4.406.1  
BUILDING MAINTENANCE AND OPERATION  
6. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDER AND INSTALLED BY THE OWNER PER CGC 4.410.1  
ENVIRONMENTAL QUALITY  
7. ANY GAS PRELACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.  
8. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER CGC 4.503.1.  
9. POLLUTANT CONTROL  
A. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1.  
10. ADHESIVE, SEALANTS AND CALKES SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER CGC 4.504.2.1.



EXISTING 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

### WALL LEGEND

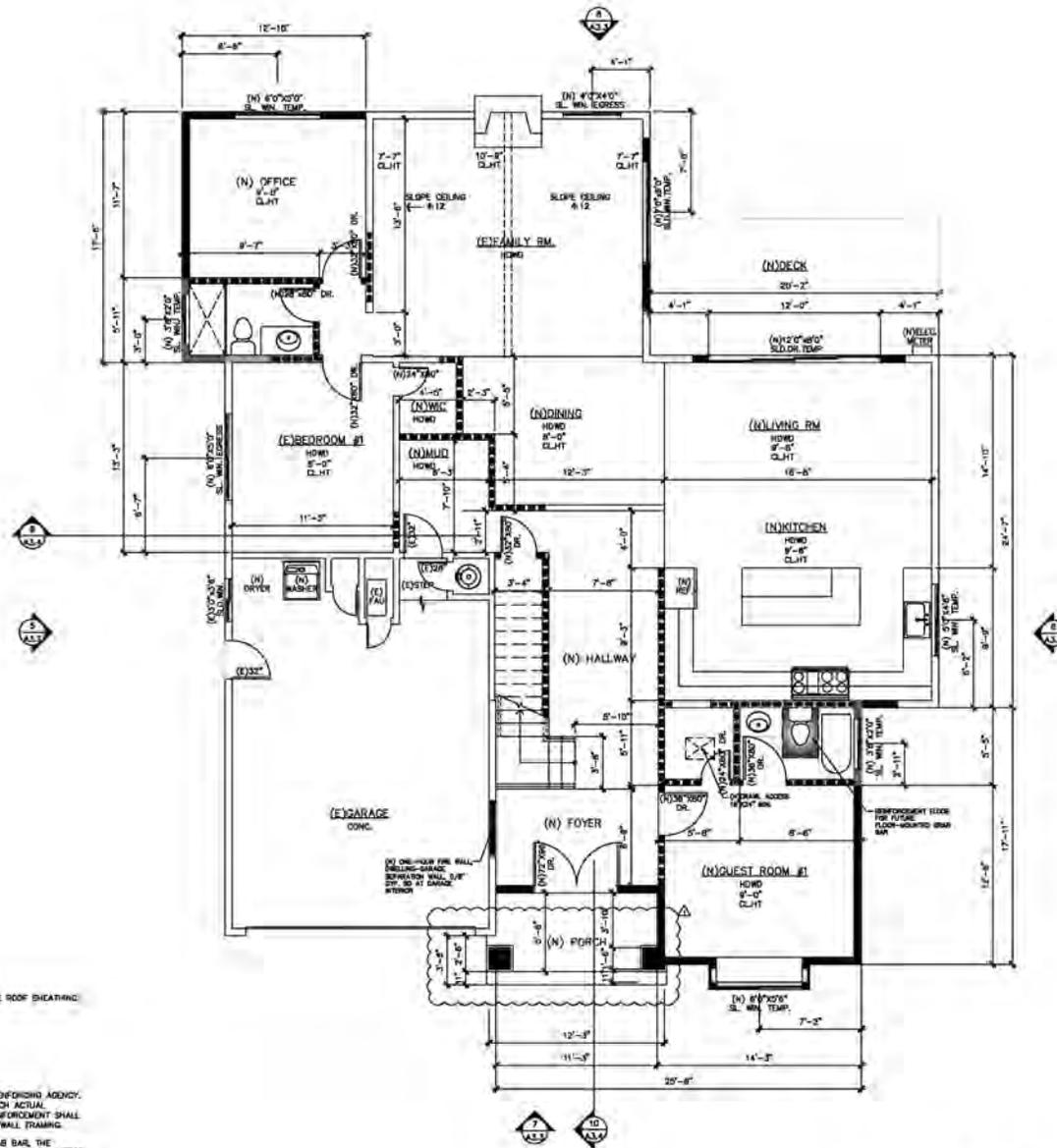
-  EXISTING CONSTRUCTION TO REMAIN
-  (N) FINISHED WALL / COLUMN
-  NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUDS @ 16" O.C. W/ 1/2" THK. GYP. BO. ON THE BOTH SIDES USE WOODGY BO. OR GURROK AS BACKING. LATH O/ TWO LAYERS OF GRADE 70 BLDG. PAPER O/ PLYWOOD.
-  NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BO. ON THE BOTH SIDES
-  NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BO. ON THE BOTH SIDES USE WOODGY BO. OR GURROK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.
-  ONE HOUR RATED WALL 2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BO. @ GARAGE INTERIOR SIDE.
-  S.G. SAFETY GLAZING WINDOW/TEMPERED GLASS
-  DRAIN ACCESS 18"x24" MIN. (2022 IRC SEC. R408.4)
-  ATTIC ACCESS 22"x30" MIN. (2022 IRC SEC. R807.1)
-  ATTIC ACCESS 38"x38" MIN. WHEN FURNACE AT ATTIC. A HEAD ROOM CLEAR HEIGHT IN A ATTIC AT LEAST 30" AT THE ATTIC ACCESS.
-  EXTERIOR STAIR STEPS, MAX 7-3/4" RISE
-  SKYLIGHT 2'-0" x 4'-0"

### ONE-HOUR RATED WALL NOTE:

ONE-HOUR RATED WALL ASSEMBLY SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

### AGING-IN-PLACE REINFORCEMENT BATHROOM FLOOR AND WALLS INSTALLATION:

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER; (1 1/2 INCH BY 7 1/4 INCH ACTUAL, DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LONG CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 35 1/4 INCHES ABOVE THE FINISHED FLOOR FINISH WITH THE WALL FRAMING.
3. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
4. WHERE THE CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY, OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.



PROPOSED FLOOR PLAN 

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

REVISION	DATE
SUBMITAL	08/29/25
RE-SUBMITAL 	09/26/25

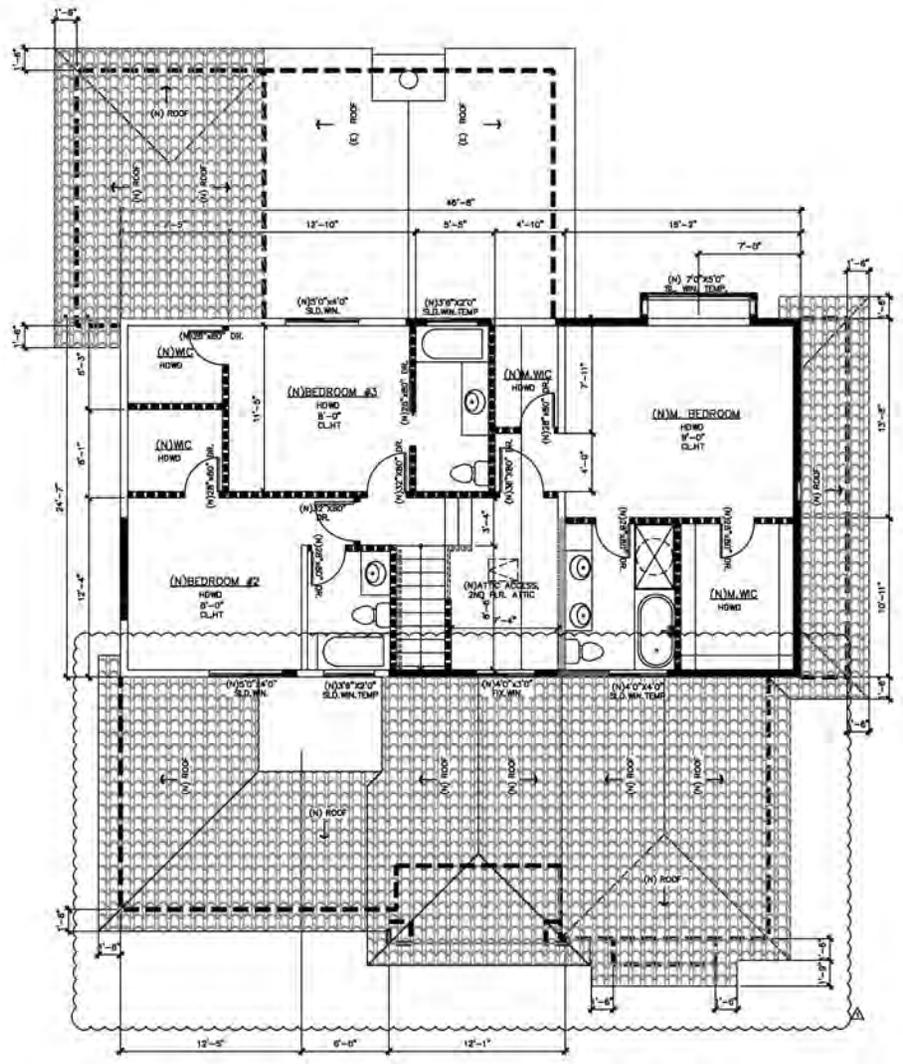
**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:  
**PROPOSED 1ST FLOOR PLAN**

DRAWN BY: *Fina Wong*  
 REVISION BY: -  
 DATE: -  
 SCALE: -  
 SHEET NO.:  
**A2.2**  
 OF SHEET

**WALL LEGEND**

-  EXISTING CONSTRUCTION TO REMAIN
-  (N) FURRED WALL / COLLAR.
-  NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 12' BLDG. PAPER O/ PLYWOOD.
-  NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
-  NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WOODER BD. OR GURROCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.
-  ONE HOUR RATED WALL 2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. @ GARAGE INTERIOR SIDE.
-  S.G. SAFETY GLAZING WINDOW/TEMPERED GLASS
-  DRAM. ACCESS 18"x24" MIN. (2022 IRC SEC. R408.4)
-  ATTIC ACCESS 22"x30" MIN. (2022 IRC SEC. R807.1) ATTIC ACCESS 36"x36" MIN. WHEN PURCHASE AT ATTIC. A HEAD ROOM CLEAR HEIGHT IN A ATTIC AT LEAST 30" AT THE ATTIC ACCESS.
-  EXTERIOR STAIR STEPS, MAX 7-3/4" RISE
-  SKYLIGHT 2'-0" X 4'-0"



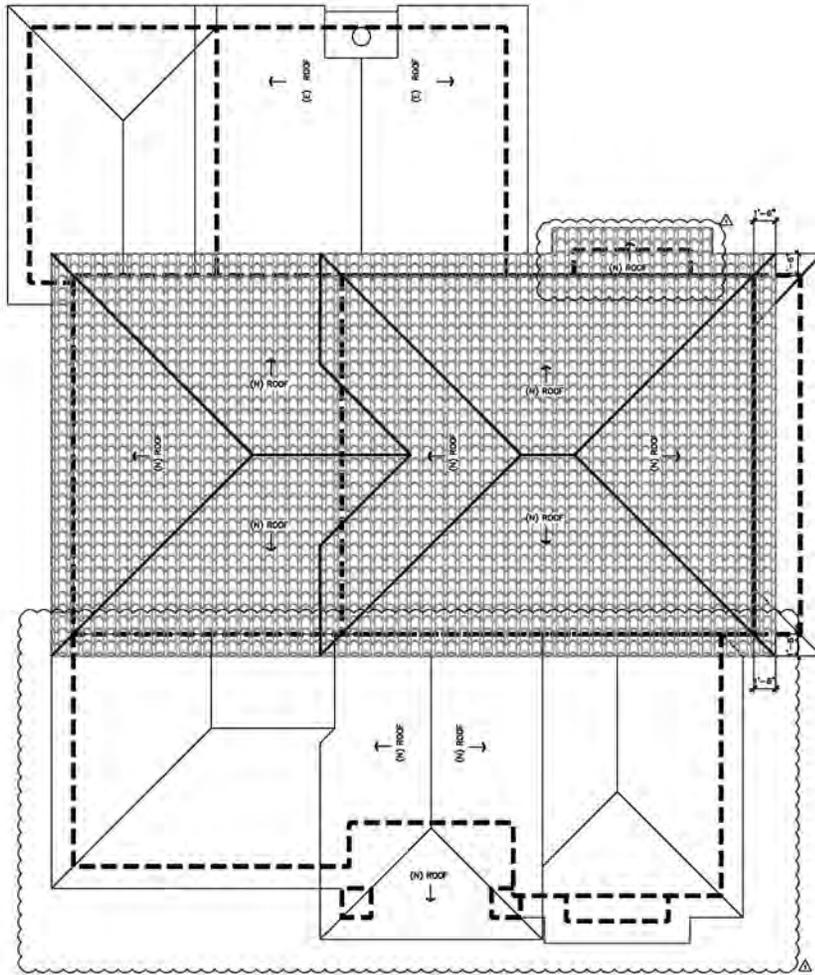
**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/26/25
RE-SUBMITAL	09/26/25

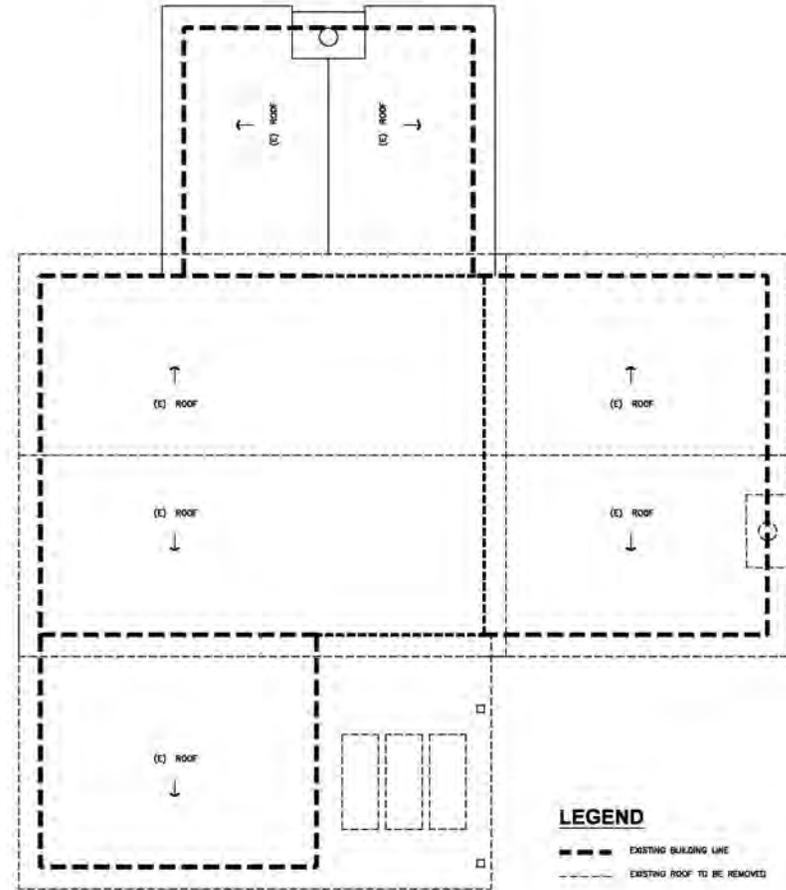
**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

**PROPOSED 2ND FLOOR PLAN**

DRAWN BY: <i>FineWard</i>
REVIEWED BY: -
DATE: -
SCALE: -
SHEET NO.:
<b>A2.3</b>
OF SHEETS



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



**EXISTING ROOF PLAN**  
SCALE: 1/8" = 1'-0" 

REVISION	DATE
SUBMITAL	08/25/25
RE-SUBMITAL 	09/26/25

**PROJECT:**  
**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

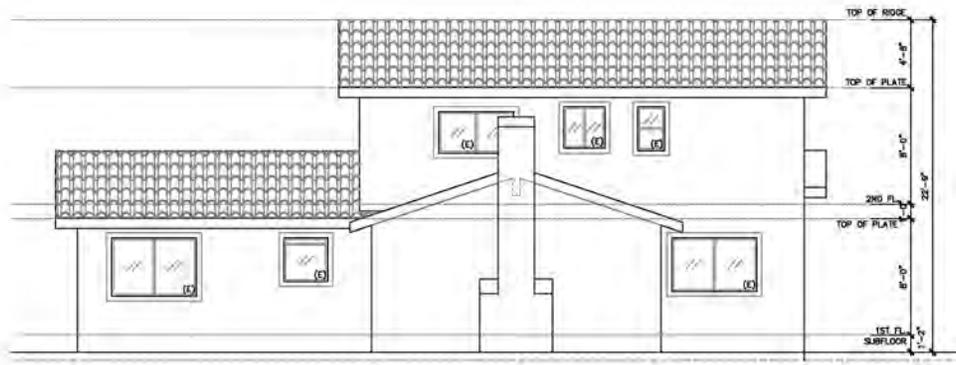
**EXISTING & PROPOSED ROOF**

**DRAWN BY:** *Fiona Wong*  
**REVIEWED BY:** -  
**DATE:** -  
**SCALE:** -

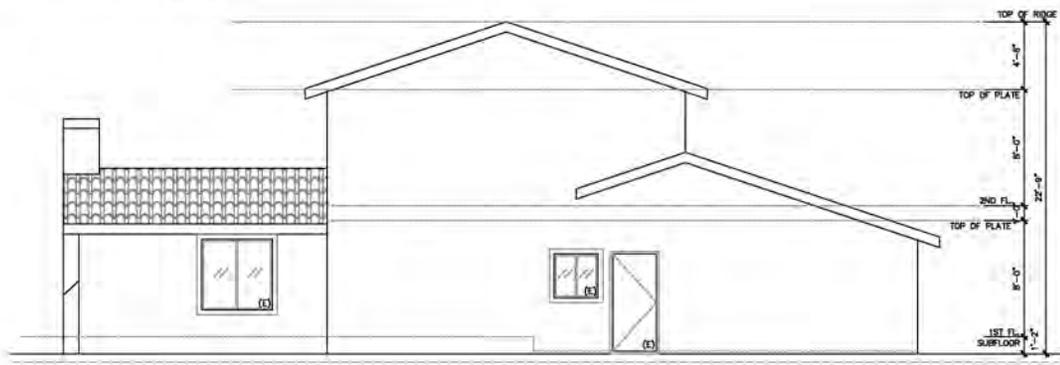
**SHEET NO. 1**  
**A2.4**  
OF SHEETS



**1 NORTH EXISTING ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SOUTH EXISTING ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 EAST EXISTING ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/26/25
RE-SUBMITAL	08/26/25

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT: EXISTING ELEVATIONS

DRAWN BY: *FineWard*  
 REVIEWED BY: -  
 DATE: -  
 SCALE: -

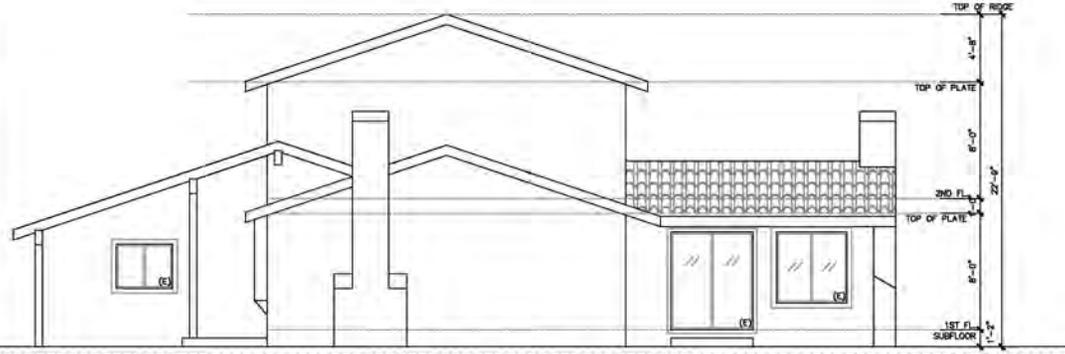
SHEET NO. 1  
**A3.1**  
OF SHEETS



**R1**  
 Decora Villa Stone Coated Metal Tile Roofing  
 Rustica Clay

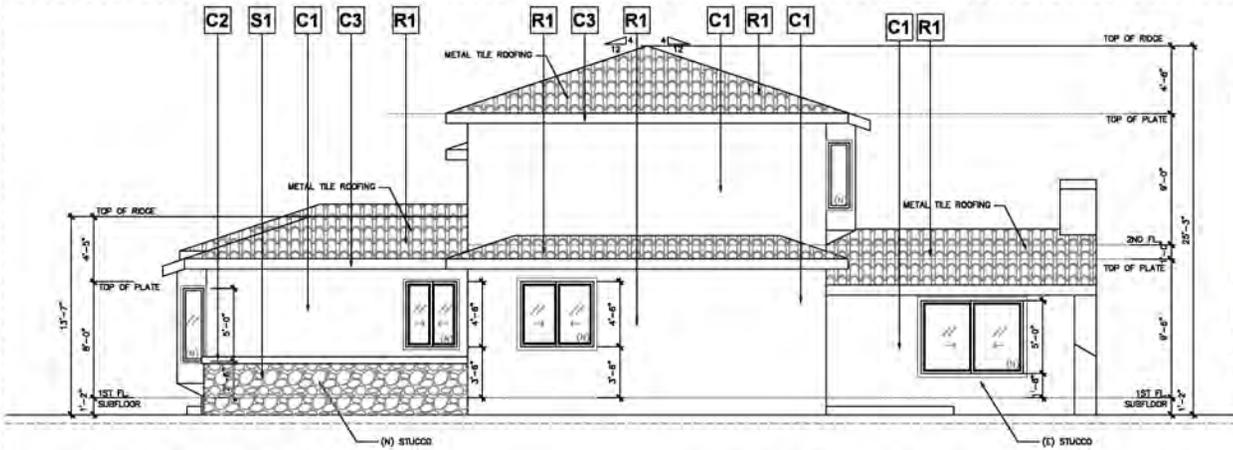


**C1**  
 MASONRY STUCCO & BRICK PAINTS  
 Misty Cove MS-48\*

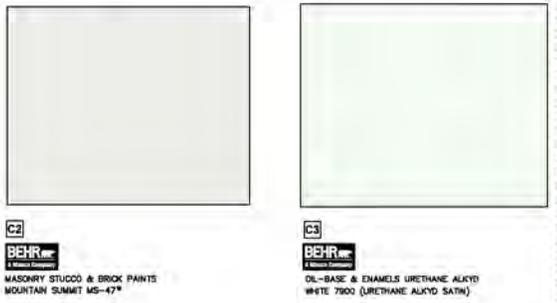


**4 WEST EXISTING ELEVATION**  
 SCALE: 1/4" = 1'-0"

REVISIONS	DATE
SUBMITAL	08/30/25
RE-SUBMITAL	08/28/25



**5 WEST PROPOSED ELEVATION**  
 SCALE: 1/4" = 1'-0"

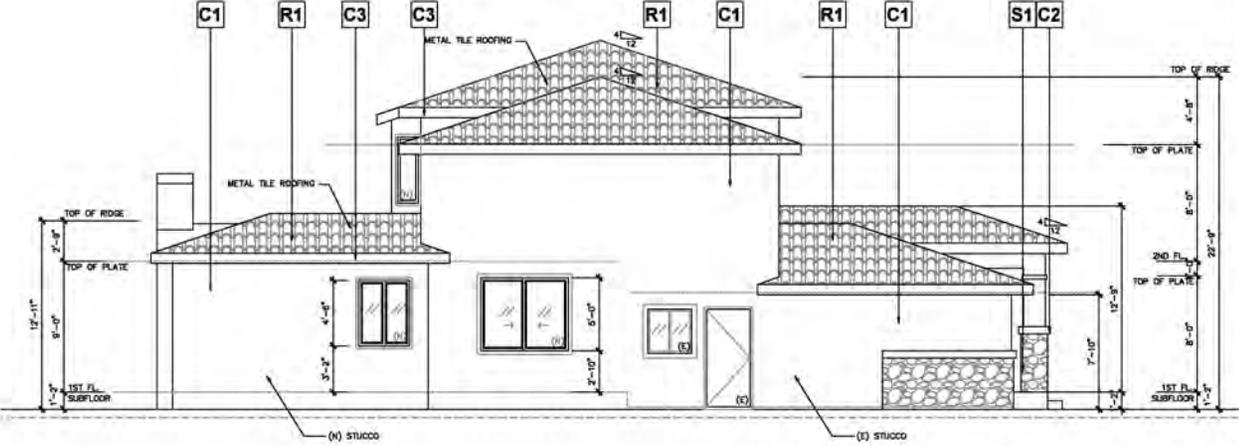


**C2**  
 MASONRY STUCCO & BRICK PAINTS  
 Mountain Summit MS-47\*

**C3**  
 OIL-BASE & ENAMELS URETHANE ALKYD  
 White 7900 (URETHANE ALKYD SATIN)



**S1**  
 M-ROCK  
 GEORGETOWN COBBLE STONE CONCRETE STONE VENEER  
 TRADITIONAL 1.5 IN. TO 4 IN. X 5 IN. TO 8 IN.



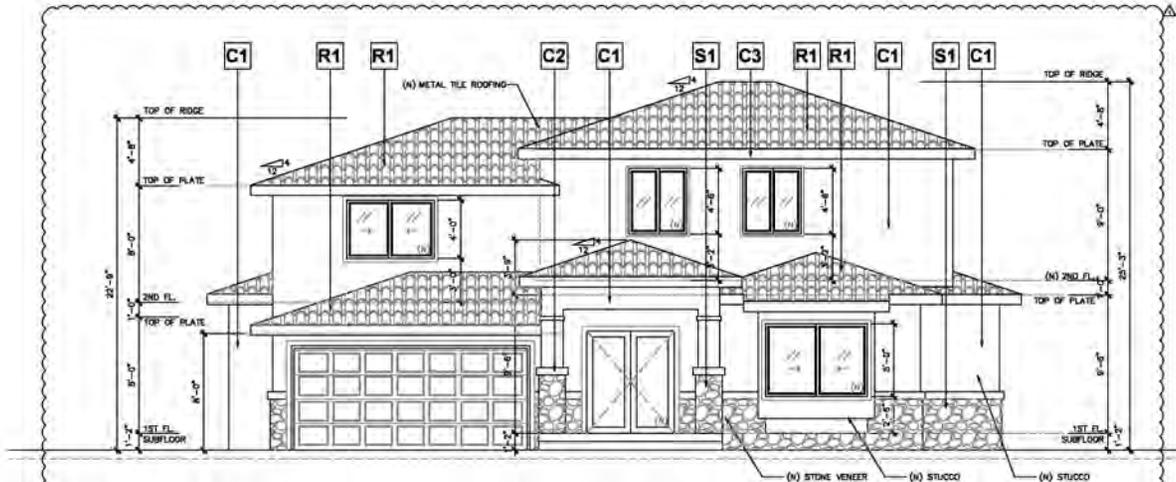
**6 EAST PROPOSED ELEVATION**

**RESIDENCE ADDITION**  
 2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:  
 SHEET TITLE:  
**PROPOSED ELEVATIONS**

DRAWN BY: *Prima*  
 REVIEWED BY: -  
 DATE: -  
 SCALE: -

SHEET NO.:  
**A3.2**  
 OF SHEETS



**7 NORTH PROPOSAL ELEVATION**  
SCALE: 1/4" = 1'-0"



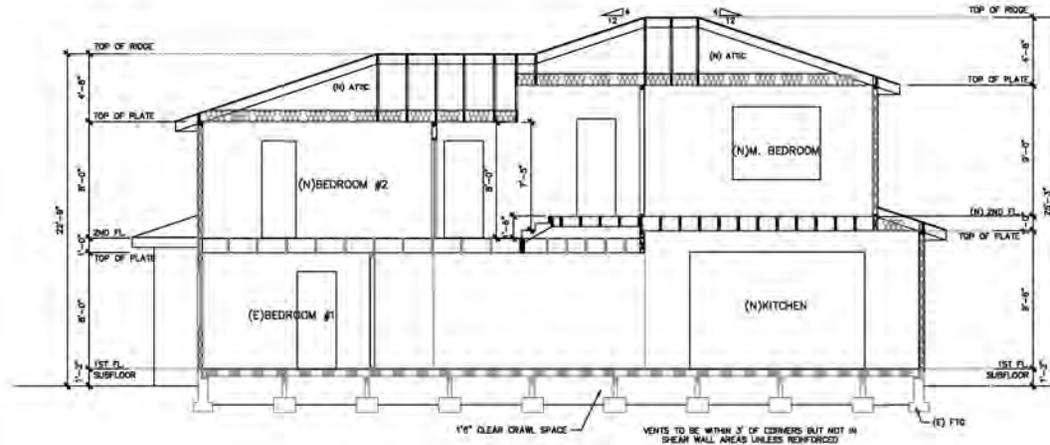
**8 NORTH PROPOSAL ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/26/25
RE-SUBMITAL	08/26/25

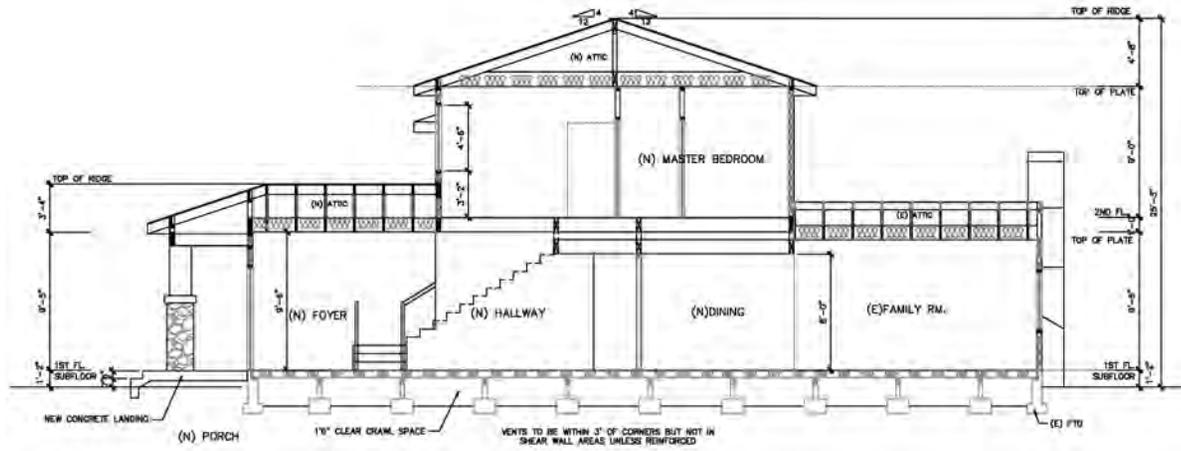
PROJECT: **RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

SHEET TITLE: **PROPOSED ELEVATIONS**

DRAWN BY: <i>Fiona Wong</i>
REVIEWED BY: -
DATE: -
SCALE: -
SHEET NO.: <b>A3.3</b>
OF SHEETS



**9** PROPOSED SECTION 1  
SCALE: 1/4" = 1'-0"



**10** PROPOSED SECTION 2  
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/26/25
RE-SUBMITAL	08/26/25

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT: \_\_\_\_\_  
SHEET NO.: \_\_\_\_\_  
**PROPOSED SECTIONS**

DRAWN BY: *FineWard*  
REVIEWED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
SHEET NO.: \_\_\_\_\_  
**A3.4**  
OF \_\_\_\_\_ SHEETS



**Attachment 2: Project Data/Compliance**

**Project Address: 2892 Mesquite Drive  
Zoning: R1-6L**

**Project Number: PLN25-00561**

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Lot Area (SF) (min):</b>	7,351	7,351	6,000	Y
<b>Lot Area per Dwelling Unit (SF):</b>	7,351	7,351	--	--
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,363	1,984	--	--
<b>2<sup>nd</sup> Floor:</b>	718	1,116	--	--
<b>Garage:</b>	500	500	600 SF max	--
<b>Porch/Patio:</b>	76	64	--	--
<b>Total:</b>	2,657	3,663	--	--
<b>Floor Area Ratio:</b>	0.36	0.49	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	0.52	0.56	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	0.26	0.34	40% max	Y
<b>Rear Yard Accessory Building Coverage:</b>	--	--	40% max	--
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	17'	20'	20'	Y
<b>(2<sup>nd</sup> floor):</b>	34'	37'	25'	Y
<b>Left Side (1<sup>st</sup> floor):</b>	5'-0	5'	5'	Y
<b>(2<sup>nd</sup> floor):</b>	9'-3"	9'-3"	10'	Y
<b>Right Side (1<sup>st</sup> floor):</b>	6'-11"	7'	5'	Y
<b>(2<sup>nd</sup> floor):</b>	32'-11"	10'	10'	Y
<b>Side, Corner:</b>	--	--	--	--
<b>Rear (1<sup>st</sup> floor):</b>	22'-9"	22'-9"	20'	Y
<b>(2<sup>nd</sup> floor):</b>	39'-9"	39'-9"	20'	Y
<b>Height (FT)</b>				
<b>Main building:</b>	22'-9"	25'-3"	25'	N (Conditioning Height to 25')
<b>Accessory building:</b>	--	--	--	--
<b># of Bedrooms/Bathrooms:</b>	4/2	5/5	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				N
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	35%	47%	Min 25%	Y
<b>Open Landscaped Area (Front):</b>	2,900	3,100	--	--

## Conditions of Architectural Review Approval

### PLN25-00561 & PLN25-00295/ 2892 Mesquite Drive

**Architectural Review** for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition in an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage in a 7,351 square foot lot.

#### 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 January 18, 2028
- 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 Protection (On-site).** Trees on-site shall be protected from construction activity through ISA tree care best practices.
- P2. **Roof Height.** The roof shall be 25 feet as required by the R1-6L zoning code.
- P3. **Guest Bedroom Setback:** The proposed guest bedroom shall adhere to the prevailing development pattern in the subdivision by reducing the footprint of the proposed guest room by providing a greater front and side setback. The setbacks shall preserve the existing sight line of the adjacent property.
- P4. **Front Yard Landscape:** Bushes and code-compliant hedges shall be added to the front yard.

#### DURING CONSTRUCTION

- P5. **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.
- P6. **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.
- P7. **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**

- P8. **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.
- P9. **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.
- P10. **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.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA OVERRULING THE APPEAL AND UPHOLDING THE DEVELOPMENT REVIEW HEARING APPROVAL OF THE ARCHITECTURAL REVIEW PERMIT FOR 2892 MESQUITE DRIVE.**

PLN25-00561 (Architectural Review Permit)

**WHEREAS**, on July 23, 2025, Ling Zhou (“Owner”); filled an Architectural Review application (“Project”) for construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage at 2892 Mesquite Drive (“Project Site”);

**WHEREAS**, the Project Site is currently zoned Single-Family Residential (“R1-6L”) and has a General Plan land use designation of Very Low Density Residential;

**WHEREAS**, the Project proposes an expansion of an existing second story in a single-family residence (“Scope of Work”);

**WHEREAS**, Santa Clara City Code (“SCCC”) 18.120.020 requires that this Scope of Work be approved through a Development Review Hearing;

**WHEREAS**, on December 10, 2025, a duly noticed Development Review Hearing was held to consider the Project, and at the conclusion of the hearing, the Development Review Officer approved the Architectural Review;

**WHEREAS**, pursuant to SCCC Section 18.120.020.K, the decision in the Development Review Hearing is appealable to the Planning Commission in compliance with SCCC Section 18.144;

**WHEREAS**, on December 17, 2025, Sorin Spanoche (“Applicant”) filed a timely appeal of the Development Review Hearing decision to the Planning Commission. The appellant is the neighbor;

**WHEREAS**, pursuant to SCCC Section 18.144, on January 29, 2026, notices of the public meeting for the Planning Commission Hearing of February 11, 2026, were mailed to properly owners within a 300 feet radius;

**WHEREAS**, pursuant to SCCC Section 18.146.020, on February 4, 2026, notices of the public hearing of February 11, 2026, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and,

**WHEREAS**, on February 11, 2026, the Planning Commission held a duly noticed public hearing to consider the Appeal during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby overrules the Appeal and upholds the Approval of the Architectural Review Permit for construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage located at the Project Site, subject to Conditions of Approval, attached hereto by this reference.
3. That based upon substantial evidence in the record of the hearing, including the facts stated in this resolution, the Planning Commission hereby finds that:
  - a. That any off-street parking areas, screening strips, and other facilities and improvements necessary to secure the purpose and intent of the Zoning Code and the General Plan are a part of the proposed development, in that:

- i. The proposal is consistent with SCCC 18.38.060.D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep.
    - ii. The proposed parking spaces are not located in the required front yard or side yard landscape areas as they are in the existing garage.
    - iii. The vehicle parking is in an all-weather material surfaced area.
  - b. 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:
    - i. The proposed construction would not create any traffic congestion or hazards.
    - ii. The public streets are adequate in size to accommodate a single-family residence of this size.
    - iii. The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.
  - c. 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 the Zoning Code and the General Plan, in that:
    - i. Building height and bulk is appropriate relative to the neighborhood.
    - ii. Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.
    - iii. Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.

- iv. A tree will remain in the front yard to provide shade, soften the building, improve the streetscape, and comply with the City's Climate Action Plan.
- d. 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
  - i. 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.
- e. That the proposed development, as specified 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 Council, which set shall be maintained in the Department. 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 the Zoning Code, in that:
  - i. With adherence to condition P3 of the Conditions of Approval, the proposed construction is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
  - ii. As conditioned, 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.
  - iii. The proposed construction complies with the R1-6L Zoning District's development standards.

iv. The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

3. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE   11   DAY OF FEBURARY, 2026, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:

ATTEST: \_\_\_\_\_  
AFSHAN HAMID  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF SANTA CLARA

Attachments Incorporated by Reference:  
1. Conditions of Approval  
S:\Attorney\RESOLUTIONS\Form Resolution-Planning Commission.doc

**CONDITIONS OF APPROVAL**

**SHEET INDEX**

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A-27	TITLE-24 REPORT PAGE 2	



MJH Design Works  
P.O. Box 81  
Woodacre, Ca,  
94973

DESIGNER  
*Michael Hyde*



**BUILDING CODES**

All construction shall comply with  
**2022 California Building Codes**  
2022 California Residential Code (CRC)  
2022 California Building Code (CBC)  
2022 California Mechanical Code (CMC)  
2022 California Electrical Code (CEC)  
2022 California Plumbing Code (CPC)  
2022 California Fire Code (CFC)  
2022 California Energy Code  
2022 California Green Building

**DEFERRED SUBMITTALS**

**PROJECT INFORMATION**

AP NUMBER:  
CONSTRUCTION TYPE : VS- CLASS A ROOF  
ZONING: R3U  
OCCUPANCY: SINGLE FAMILY  
SPRINKLERS: NO  
WILDFIRE URBAN INTERFACE(WUI): NO  
EXISTING BEDROOMS: 4  
BATHROOMS: 2.5  
GARAGE: 1  
PROPOSED ADDITIONAL LEVELS: 0  
BEDROOMS: 5  
BATHROOMS: 5.5  
GARAGE: 1

**DESCRIPTION OF WORK**

1. ON THE FIRST FLOOR: 1) ADD ONE NEW BEDROOM AND 3 NEW BATHROOMS. ADD ONE NEW GUEST BEDROOM. 2) ADD NEW OFFICE IN THE REAR YARD. 3) RELOCATE KITCHEN. 4) REMOVE GARAGE PARTITION WALL. 2. ON THE SECOND FLOOR: 1) RECONFIGURE LAYOUT. 2) ADD NEW BATHROOM. 3. GENERAL: 1) RELOCATE WATER HEATER. 2) UPGRADE EXISTING ELECTRICAL METER FROM 100AMP TO 200AMP.

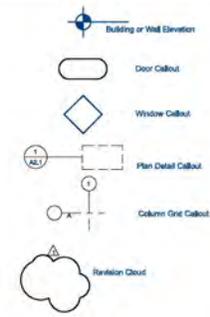
**GENERAL NOTES**

**EXTERIOR FINISH NOTES:**  
1. EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLY WOODS. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.  
2. ROOFING TO BE 30 YEAR ASPHALT OVER 3/8" FELT, 5/8" CDX PLY WOODS.  
3. DECKING TO BE TIEK OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.  
4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.  
5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.  
6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.  
7. ALL WOOD TO END NO CLOSER THAN 6" TO GRADE.  
8. IF PROJECT IS IN THE BOUNDARIES OF THE WILDFIRE URBAN INTERFACE, CONTRACTOR TO USE AND FOLLOW ALL STATE, CITY AND COUNTY REQUIREMENTS WHICH MAY BE DIFFERENT THAN THE PLANS.

**GENERAL NOTE:**  
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.  
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**GENERAL NOTES AND SPECIFICATIONS**  
THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2022 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2022 IBC AND 2022 IBC SHALL BE USED.  
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.  
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.  
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.  
THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.  
THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MJH DESIGN WORKS DEVELOPED FOR THE EXCLUSIVE USE OF MJH DESIGN WORKS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MJH DESIGN WORKS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

**SYMBOLS**



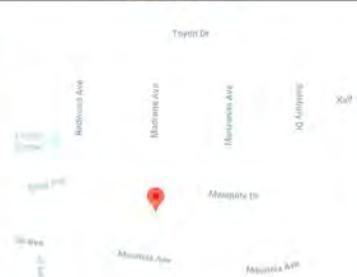
**PROJECT TEAM**

**OWNER**  
Annie Zhou  
2892 Mesquite Dr.  
Santa Clara, California  
anniezhou@gmail.com  
408-644-6416  
**DESIGNER**  
MJH Design Works  
P.O. Box 81  
Woodacre, California 94973  
m.hyde@me.com  
415-350-5152  
**ENGINEER**

**STREET VIEW**



**VICINITY MAP**



**EXISTING PROJECT DATA**

YEAR BUILT	
LOT SQ.FT.:	7351
HOUSE AREA:	
FLOOR 1:	1383 SQ.FT.
FLOOR 2:	718 SQ.FT.
BASEMENT:	0 SQ.FT.
GARAGE:	500 SQ.FT.
TOTAL:	2581 SQ.FT.
LOT COVERAGE F.A.R.:	25.34% 35.11%

**PROPOSED PROJECT DATA**

LOT SQ.FT.:	7351
HOUSE AREA:	
FLOOR 1:	1928.51 SQ.FT.
FLOOR 2:	1000.16 SQ.FT.
BASEMENT:	0 SQ.FT.
GARAGE:	452.82 SQ.FT.
ADDED LIVING SPACE:	(800.29) SQ.FT.
TOTAL:	3381.29 SQ.FT.
LOT COVERAGE F.A.R.:	32.39 % allowed-40% 45.99 % allowed-50%

Annie Zhou addition and remodel  
2892 Mesquite Dr.  
Santa Clara, CA.

**SHEET TITLE**

TITLE SHEET

REVISION	DATE	DESCRIPTION

**DATE:**  
1/18/2026

**SHEET:** A-1 **SCALE:**



**Annie Zhou addition and remodel**  
2892 Mesquite Dr.  
Santa Clara, CA.

SHEET TITLE

AS BUILT PLAN

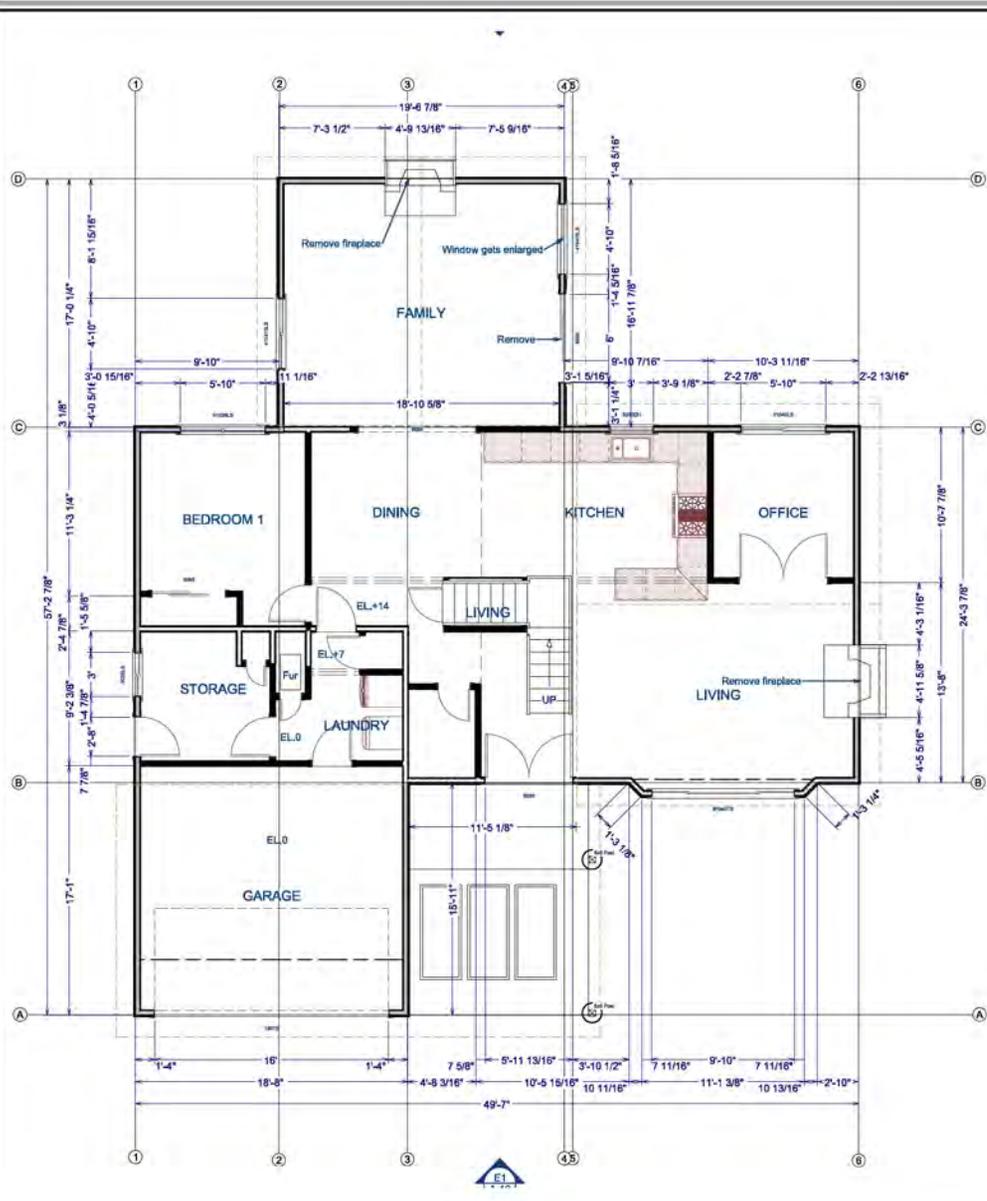
REVISION	DATE	DESCRIPTION

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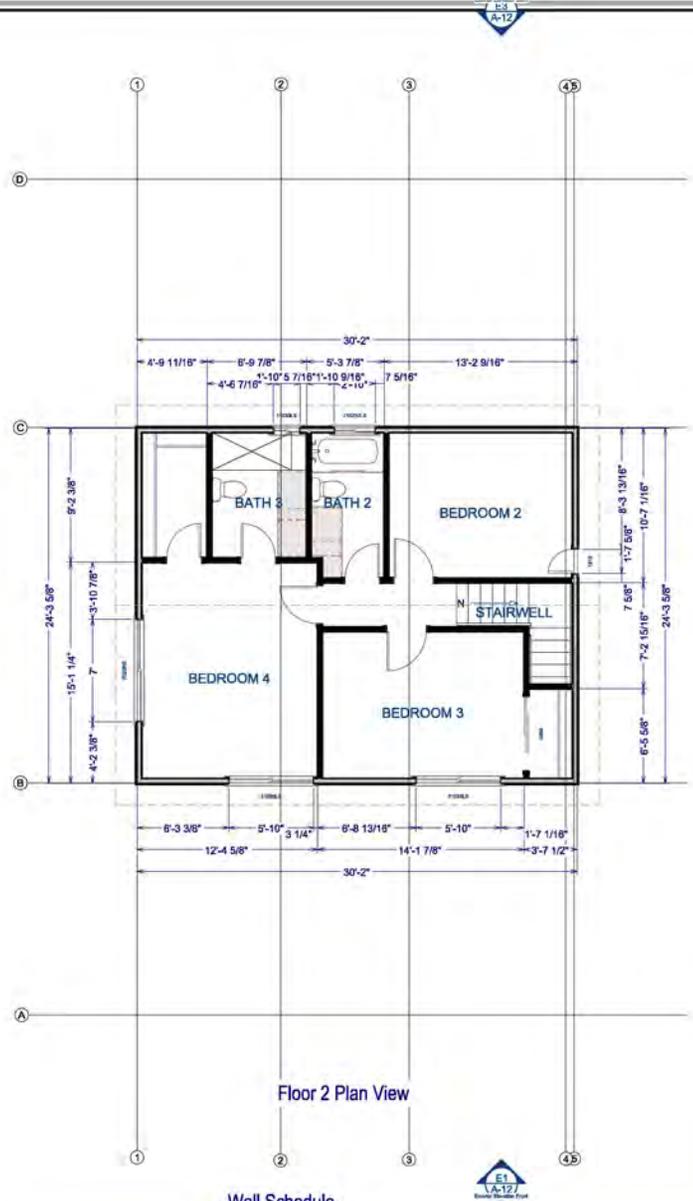
1/18/2026

SHEET: SCALE:

A-3 1/4"=1'



Floor 2 Plan View



Floor 2 Plan View

Wall Schedule

2D SYMBOL	WALL TYPE	WALL CONSTRUCTION UPPER	WALL SCHEDULE
	INTERIOR RAILING	DRYWALL - 1/2", FIR STUD 18" OC - 3 1/2", DRYWALL - 1/2"	
	INTERIOR-4	DRYWALL - 5/8", FIR STUD 18" OC - 3 1/2", DRYWALL - 5/8"	
	INTERIOR-4 DEMO	DRYWALL - 1/2", FIR STUD 18" OC - 3 1/2", DRYWALL - 1/2"	
	ROOM DIVIDER	INSULATION AIR GAP - 0"	
	STUCCO-4	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"	
	STUCCO-4 DEMO	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"	

**Annie Zhou addition and remodel**  
2892 Mesquite Dr.  
Santa Clara, CA.

**SHEET TITLE**  
PROPOSED PLAN  
FLOOR 1

REVISION	DATE	DESCRIPTION

**DATE:**

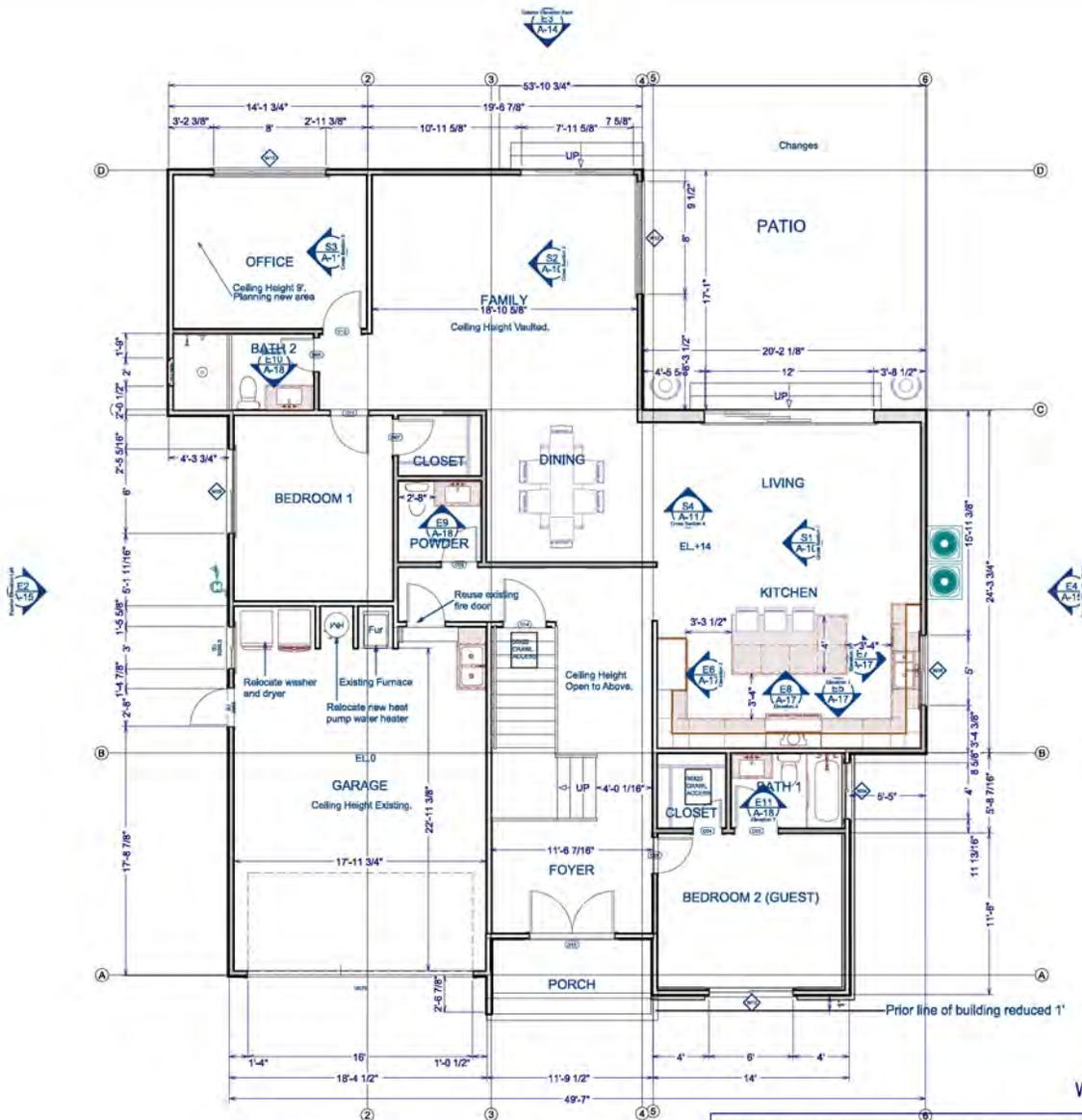
**1/18/2026**

**SHEET:**

**A-4**

**SCALE:**

**1/4"=1'**



**Proposed Floor 1 Plan View**

**Wall Schedule**

2D SYMBOL	WALL TYPE	WALL CONSTRUCTION UPPER
	GLASS SHOWER	GLASS TEMPERED - 1/2"
	INTERIOR RAILING	DRYWALL - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"
	INTERIOR-4	DRYWALL - 5/8", FIR STUD 16" OC - 3 1/2", DRYWALL - 5/8"
	INTERIOR-4 NEW	DRYWALL - 5/8", FIR STUD 16" OC - 3 1/2", DRYWALL - 5/8"
	STUCCO-4	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"
	STUCCO-4 NEW	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"
	STUCCO-4 NEW, 2X10	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 9 1/2", DRYWALL - 5/8"

**Annie Zhou addition and remodel**  
2892 Mesquite Dr.  
Santa Clara, CA.

**SHEET TITLE**  
PROPOSED PLAN  
FLOOR 2

NO.	REVISION	DATE	BY	CHKD

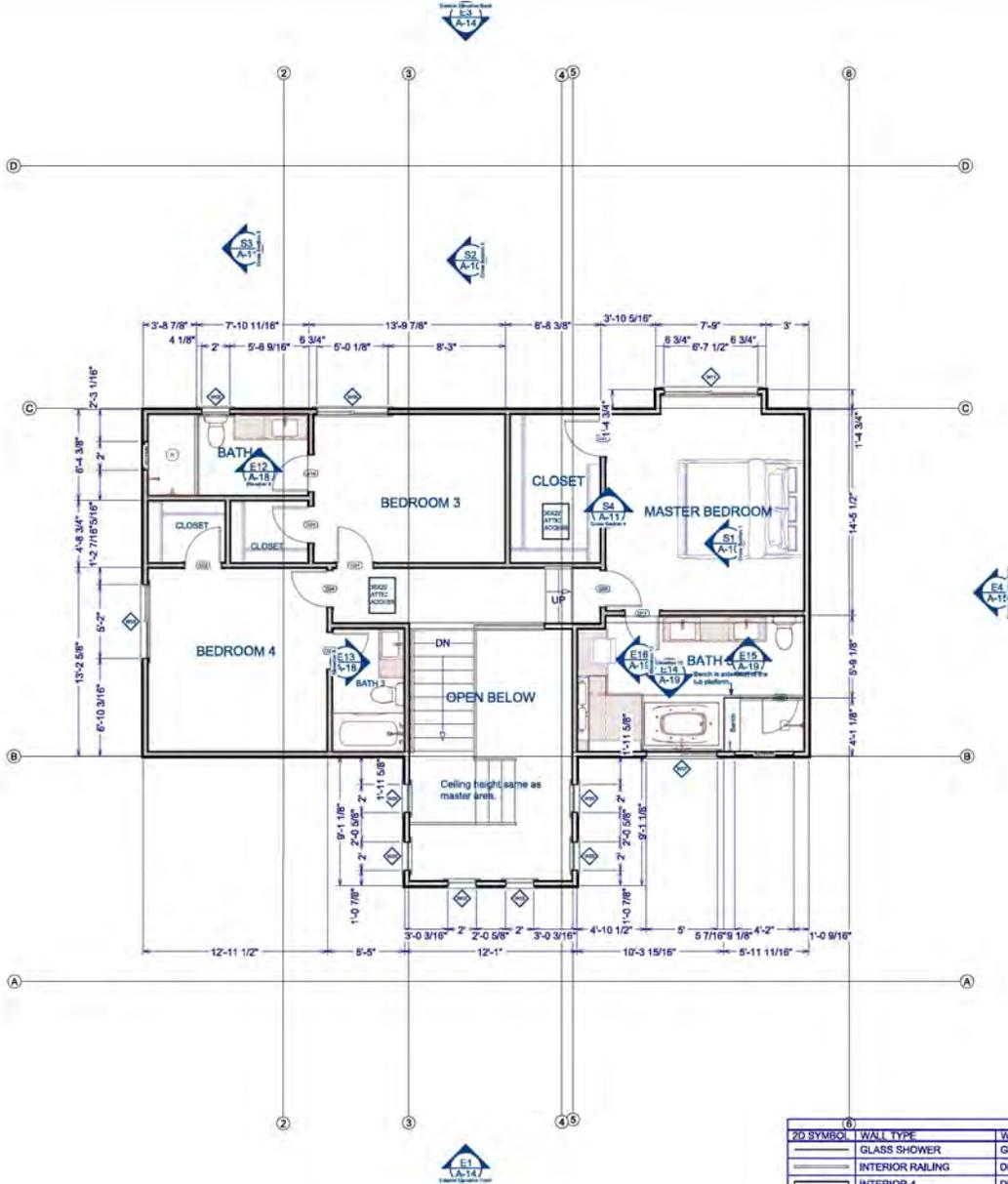
DATE:

1/18/2026

SHEET:

SCALE:

A-5



Proposed Floor 2 Plan View

Wall Schedule

2D SYMBOL	WALL TYPE	WALL CONSTRUCTION UPPER
	GLASS SHOWER	GLASS TEMPERED - 1/2"
	INTERIOR RAILING	DRYWALL - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"
	INTERIOR-4	DRYWALL - 5/8", FIR STUD 16" OC - 3 1/2", DRYWALL - 5/8"
	INTERIOR-4 NEW	DRYWALL - 5/8", FIR STUD 16" OC - 3 1/2", DRYWALL - 5/8"
	STUCCO-4	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"
	STUCCO-4 NEW	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"
	STUCCO-4 NEW, 2X10	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"

**Annie Zhou addition and remodel**  
2892 Mesquite Dr.  
Santa Clara, CA.

**SHEET TITLE**

**CEILING HEIGHTS**

REVISION	DATE	DESCRIPTION

**DATE:**

**1/18/2026**

**SHEET: SCALE:**

**A-5**



Floor 1 Ceiling Heights



Floor 2 Ceiling Heights

## ELECTRICAL NOTES

Homeowner shall do a walk-through with relevant installers to verify the exact location for the outlets, lights, switches, cable, data, phone, audio etc.

- Electrical receptacles in bathrooms, kitchens, laundry and garages shall be G.F.C.I. per national electrical code requirements.
- All areas specified in CEC 210.52, all 125 volt, 15 and 20 amp receptacles shall be listed as tamper-resistant.
- All 120v, single phase, 15 and 20 amp branch circuits supplying outlets and devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, dens, libraries, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas or similar rooms shall be protected by a listed arc-fault circuit type A.F.C.I. and located at the first receptacle outlet of the existing branch circuit. CEC 210.12(b).
- Provide one smoke detector in each bedroom and one smoke/carbon dioxide in each corridor accessing bedrooms. Connected smoke detectors to the house power and inter-connect smoke detectors so that when any one trips they all will sound. Provide battery backup for all. Detectors to comply with UL 217 and be installed in accordance with NFPA 72 and the manufacturer's instructions. Combined smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034. (CRC R314.1)
- Provide at least two separate 20-amp circuits for small appliances in kitchen, pantry, dining room, and similar areas with no other outlets on the circuits. CEC 210.11(c)(1), 210.52(b).
- Provide at least one 20-amp circuit for bathroom outlets, with no other outlets on the circuits. 210.11(c)(3).
- Clothes closet light fixtures shall conform to 410.16, incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp holders are not allowed in closets.
- Light fixtures within the outside dimension of the bathtub rim or shower curb, or in other wet locations shall be labeled "suitable for wet locations". 410.10(a)and(d).
- Fixtures and devices to be selected by home owner.
- All new lighting fixtures to be LED high efficiency. All new receptacles other than G.F.C.I protected receptacles shall be A.F.C.I protected in accordance with article 210.12 of the 2022 California Electrical Code.
- All Exterior Lights to be high-efficiency and include a manual on/off switch as well as one of the following:  
Photo control and motion sensor, photo control and automatic time switch control, energy management control system, per CENC 150.0(k)(3).
- All Lighting fixtures to be controlled by either a dimmer switch or vacancy sensor switch that requires a manual on activation and automatically turns off within 30 minutes after the room is vacant.
- All fixtures shall contain bulbs that are labeled JA8-2022 (JA8-2016-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- Recessed lights shall be listed as IC and AT, be sealed/caulked between the fixture housing and the ceiling, shall not contain a screw base socket, and contain bulbs marked JA-2022-E efficiency label.
- All outdoor lighting shall be controlled by a manual on and off switch and controlled by photocell and motion sensor.



Electrical Plan View



MJD Design Works  
P.O. Box 81  
Woodacre, Ca,  
94973

DESIGNER

Michael Hyde

Annie Zhou addition and remodel  
2892 Mesquite Dr.  
Santa Clara, CA.

SHEET TITLE

ELECTRICAL  
PLAN FLOOR 1

REVISION	DATE	DESCRIPTION

DATE:

1/18/2026

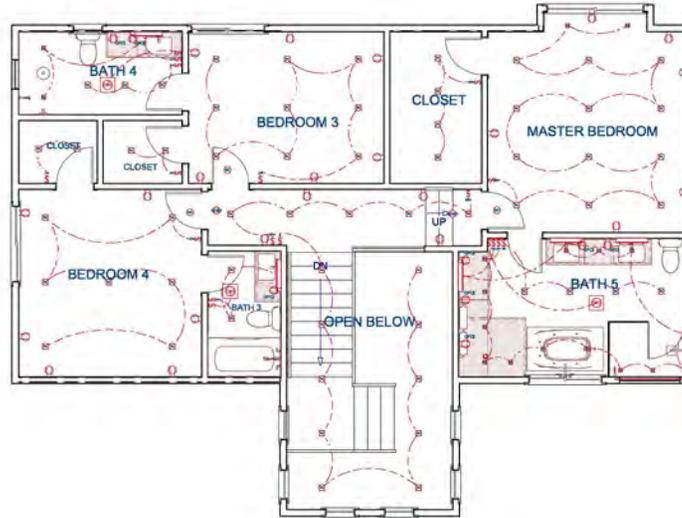
SHEET: SCALE:

A-7 1/4"=1'

## ELECTRICAL NOTES

Homeowner shall do a walk-through with relevant installers to verify the exact location for the outlets, lights, switches, cable, data, phone, audio etc.

- Electrical receptacles in bathrooms, kitchens, laundry and garages shall be G.F.C.I. per national electrical code requirements.
- All areas specified in CEC 210.52, all 125 volt, 15 and 20 amp receptacles shall be listed as tamper-resistant.
- All 120v, single phase, 15 and 20 amp branch circuits supplying outlets and devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, dens, libraries, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas or similar rooms shall be protected by a listed arc-fault circuit type A.F.C.I. and located at the first receptacle outlet of the existing branch circuit. CEC 210.12(b).
- Provide one smoke detector in each bedroom and one smoke/carbon dioxide in each corridor accessing bedrooms. Connect smoke detectors to the house power and inter-connect smoke detectors so that when any one trips they all will sound. Provide battery backup for all. Detectors to comply with UL 217 and be installed in accordance with NFPA 72 and the manufacturer's instructions. Combined smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034 (CRC R314.1)
- Provide at least two separate 20-amp circuits for small appliances in kitchen, pantry, dining room, and similar areas with no other outlets on the circuits. CEC 210.11(c)(1), 210.52(b).
- Provide at least one 20-amp circuit for bathroom outlets, with no other outlets on the circuits. 210.11(c)(3).
- Clothes closet light fixtures shall conform to 410.16, incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp holders are not allowed in closets.
- Light fixtures within the outside dimension of the bathtub rim or shower curb, or in other wet locations shall be labeled "suitable for wet locations". 410.10(a)and(d).
- Fixtures and devices to be selected by home owner.
- All new lighting fixtures to be LED high efficiency. All new receptacles other than G.F.C.I protected receptacles shall be A.F.C.I protected in accordance with article 210.12 of the 2022 California Electrical Code.
- All Exterior Lights to be high-efficiency and include a manual on/off switch as well as one of the following:  
Photo control and motion sensor, photo control and automatic time switch control, energy management control system, per CENC 150.0(k)(3).
- All Lighting fixtures to be controlled by either a dimmer switch or vacancy sensor switch that requires a manual on activation and automatically turns off within 30 minutes after the room is vacant.
- All fixtures shall contain bulbs that are labeled JAG-2022 (JAB-2016-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- Recessed lights shall be listed as IC and AT, be sealed/caulked between the fixture housing and the ceiling, shall not contain a screw base socket, and contain bulbs marked JA-2022-E efficiency label.
- All outdoor lighting shall be controlled by a manual on and off switch and controlled by photocell and motion sensor.



Electrical Plan View



MJD Design Works  
P.O. Box 81  
Woodacre, Ca,  
94973

DESIGNER

*Michael Hyde*

Annie Zhou addition and remodel  
2892 Mesquite Dr.  
Santa Clara, CA.

SHEET TITLE

ELECTRICAL  
PLAN FLOOR 2

REVISION	DATE	DESCRIPTION

DATE:

1/18/2026

SHEET: SCALE:

A-8

**GENERAL PLUMBING & HVAC NOTES**

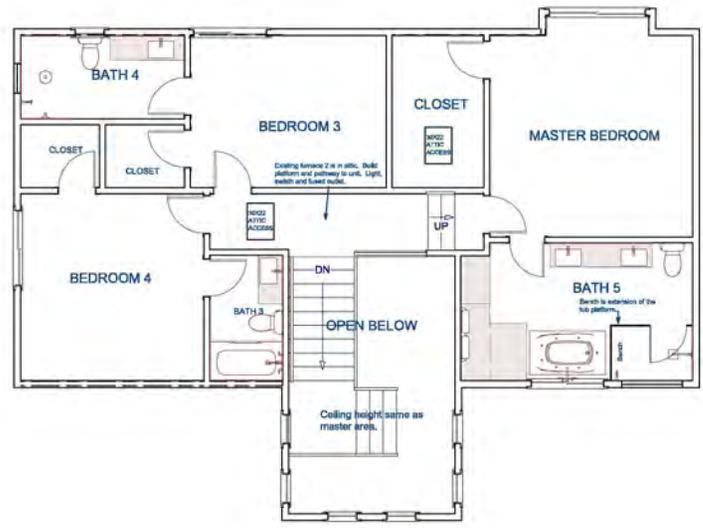
- HVAC shall have at least one zone per floor and shall be designed by the contractor.
- All plumbing fixtures within the building that are non-compliant shall be upgraded with water conserving plumbing fixtures. Non-compliant fixtures are defined by ab 407 as follows.
  - Toilets that use more than 1.6 gallons per flush.
  - Faucets that emit more than 2.2 gallons of water per minute.
  - Shower heads that emit more than 2.5 gallons of water per minute.
- All plumbing fixtures in new areas of the structure shall have maximum water flow as follows.
  - Toilets 1.28 gal. per min.
  - Bathroom faucets 1.2 gal. per. min.
  - Kitchen faucets 1.8 gal. per. min.
  - Shower heads 1.8 gal. per. min.
  - Multiple shower heads controlled by a single valve shall not exceed 1.8 gal. per. min. @ 80 psi. or only one shower outlet is to be operated at a time.
- Provide seismic anchorage for new and existing water heaters per cpc 507.2. upper strap to be at one-third of the unit and lower at least 4" above the controls.
- The furnace and water heater to serve floor 1 and floor 2 if applicable.
- Metallic gas pipe, water pipe, and foundation reinforcing bars shall be bonded to the electrical service ground.
- Dryer, water heater, kitchen and bathroom venting shall exhaust to the outside of the building and be equipped with a backdraft damper. Termination shall be at least 3' from the property line. Shower stalls shall encompass at least a 30" circle.
- Toilet shall have a minimum of 24" clearance in front and a clear width of 30".
- All gas lines shall be sized and approved for the appliance load. "Black" pipe shall be used inside the building and "green" pipe where underground or exposed to weather. All joints to be taped where exposed to weather.
- Tubs/showers shall be provided with individual control valves of the pressure balance or the thermostatic mixing type. The water temperature shall be at a maximum of 120 deg. F.
- Water softener unit if used, shall condition the water before entering the water heater and the cold water source.

- Each hose bib shall be equipped with a back flow prevention device.
- Heat ducting shall be secured, sealed and insulated as appropriate.
- Install Dens-Shield gypsum board in all shower areas to the ceiling.
- Insulate waste lines for sound and hot lines from water heater to fixtures.
- There shall be a minimum exhaust of 100 CFM for the kitchen as required by 403.7 of the 2022 California Mechanical Code.
- Bathroom and laundry fans shall be energy star compliant and ducted to terminate outside the building. Fans to be controlled by a humidistat. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range a less than 50% to a maximum of 80%.
- Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
- HVAC system installers are trained and certified in the proper installation of HVAC systems. HVAC contractor to size and design the heating system. Duct systems are sized, designed, and equipment is selected using the following.

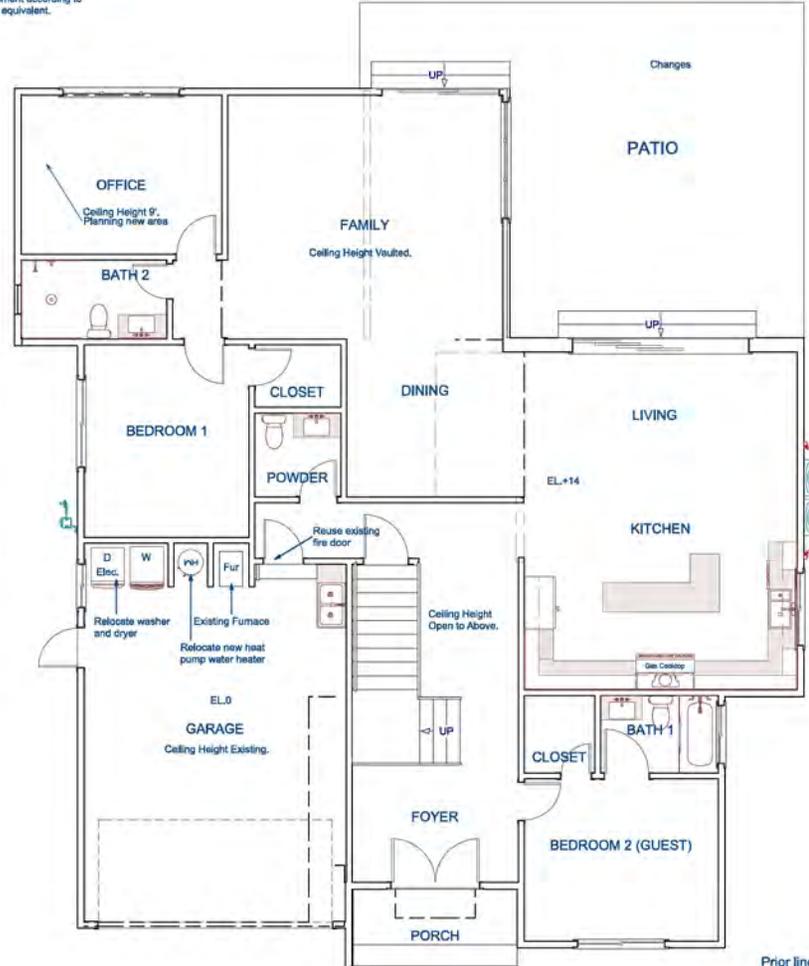
- Methods:**
- Establish heat loss and heat gain values according to ANSI/ACCA 2 manual J-2004 or equivalent
  - Size duct systems according to ANSI/ACCA 1 manual d-2009 or equivalent.
  - Select heating and cooling equipment according to ANSI/ACCA 3 manual s-2004 or equivalent.

**Attic and Foundation Venting**

- Under floor vents to be placed if possible to allow cross ventilation.
  - 1/150 of floor area. 6"x14".
  - Openings shall be covered with corrosion resistant wire not to exceed 1/4".
  - Contractor not to locate foundation vents in shear walls 4' wide or less. Calculation:
- Attic Ventilation
  - 1/150 of the attic floor space. No less than 40% or more than 50% will be vents located no more than 3' from the ridge. Contractor to submit a sample to owner for approval. Calculation:



HVAC Plan View



HVAC Plan View

Prior line of building reduced 1'



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P.O. Box 81  
Woodacre, Ca,  
94973

DESIGNER

Michael Hyde

**Annie Zhou addition and remodel**  
 2892 Mesquite Dr.  
 Santa Clara, CA.

**SHEET TITLE**

PLUMBING & MECHANICAL PLAN

REVISION	DATE	DESCRIPTION

DATE:

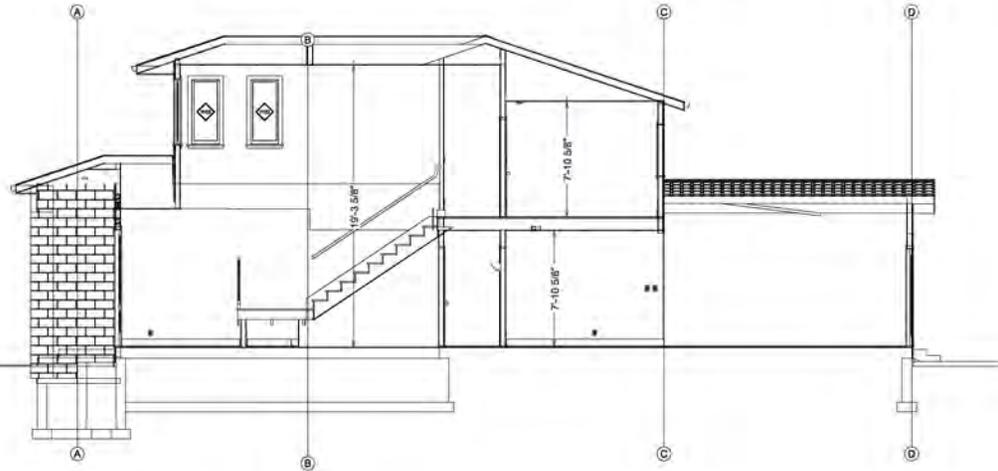
1/18/2026

SHEET: SCALE:

A-9 1/4"=1'



Cross Section 1



Cross Section 2



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SHEET TITLE

SECTIONAL VIEWS

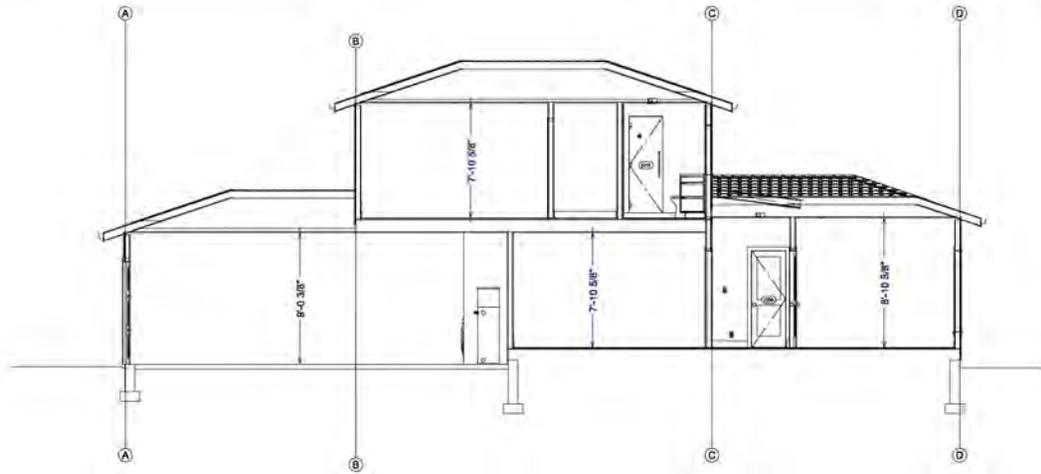
NO.	REVISION	DATE	BY

DATE:

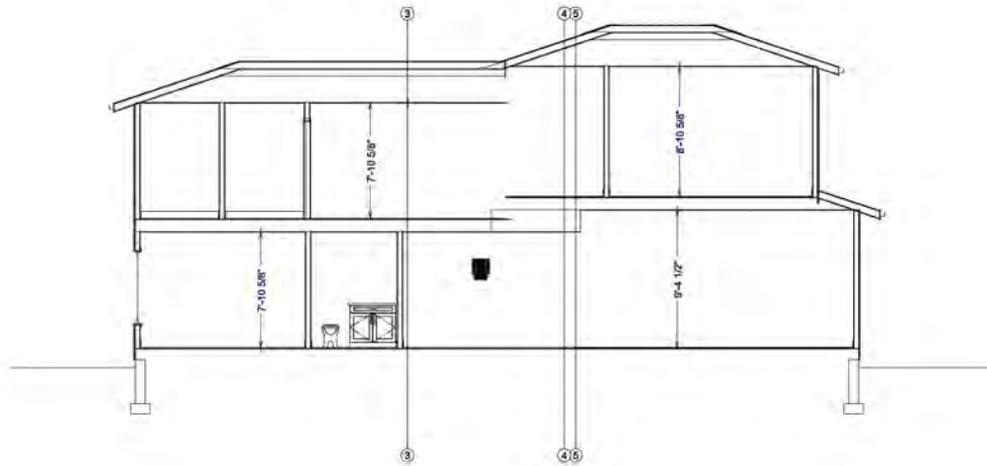
**1/18/2026**

SHEET: SCALE:

**A-10 1/4"=1'**



Cross Section 3



Cross Section 4



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SHEET TITLE

SECTIONAL VIEWS

NO.	DESCRIPTION	DATE	BY

DATE:

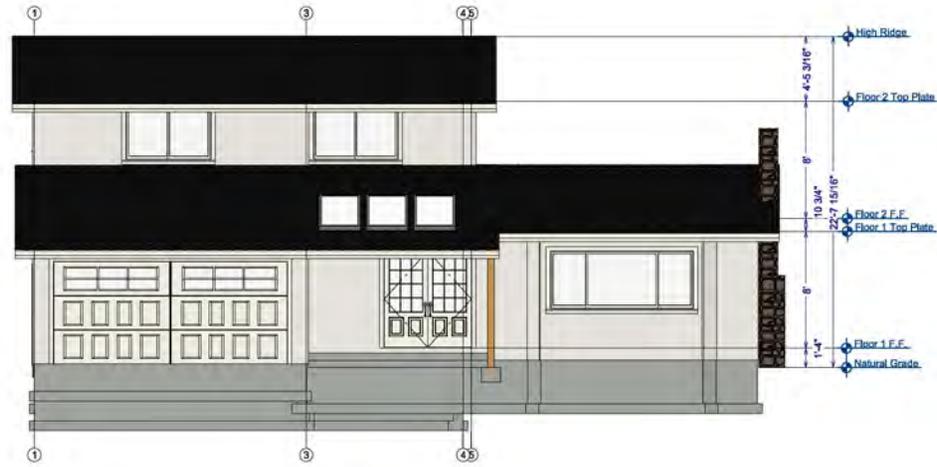
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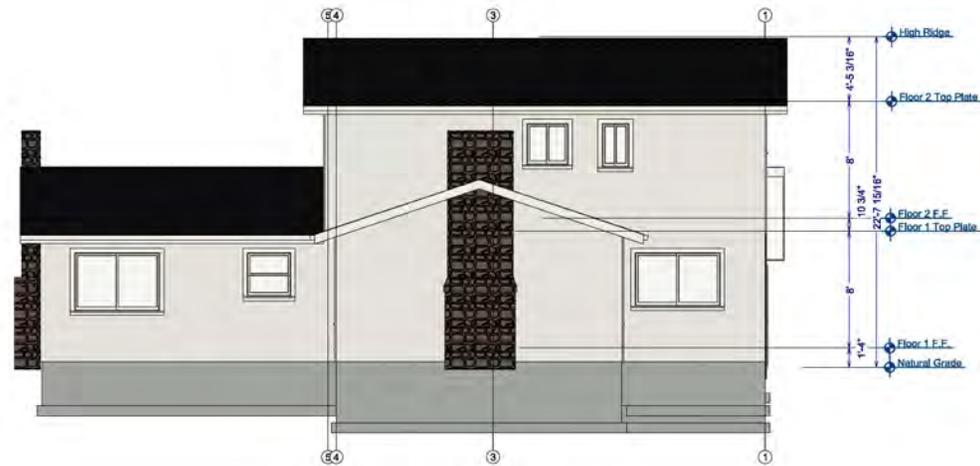
SCALE:

A-11

1/4"=1'



Exterior Elevation Front



Exterior Elevation Back

**SHEET TITLE**

EXISTING EXTERIOR  
ELEVATIONS

REVISION	DATE	DESCRIPTION

**DATE:**

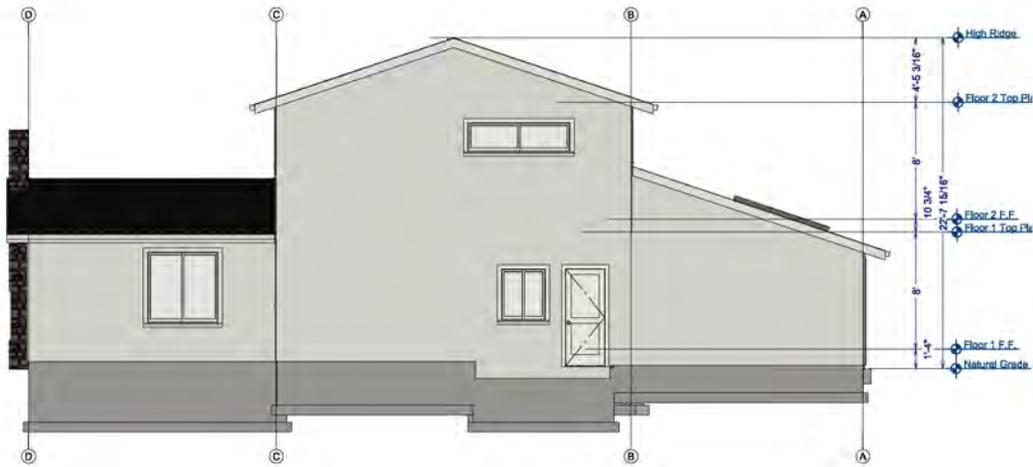
**1/18/2026**

**SHEET: SCALE:**

**A-12 1/4"=1'**



Exterior Elevation Right



Exterior Elevation Left



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SHEET TITLE

EXISTING EXTERIOR  
 ELEVATIONS

REVISION NO.	DATE	DESCRIPTION

DATE:

1/18/2026

SHEET: SCALE:

A-13 1/4"=1'



Exterior Elevation Front



Exterior Elevation Back



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**SHEET TITLE**

PROPOSED EXTERIOR ELEVATIONS

REVISION	DATE	DESCRIPTION

**DATE:**

**1/18/2026**

**SHEET:**

**A-14**

**SCALE:**

**1/4"=1'**



Exterior Elevation Right



Exterior Elevation Left



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SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

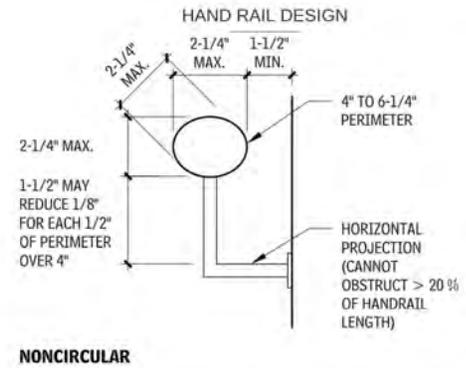
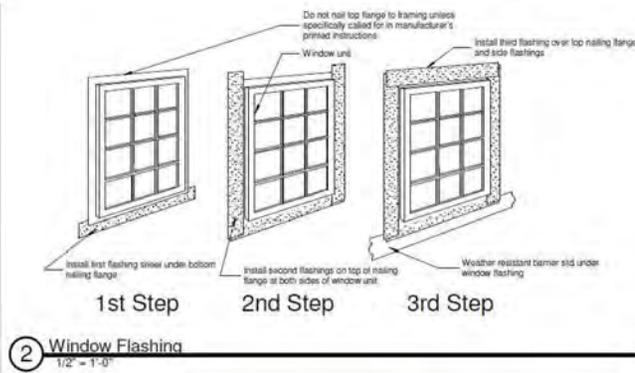
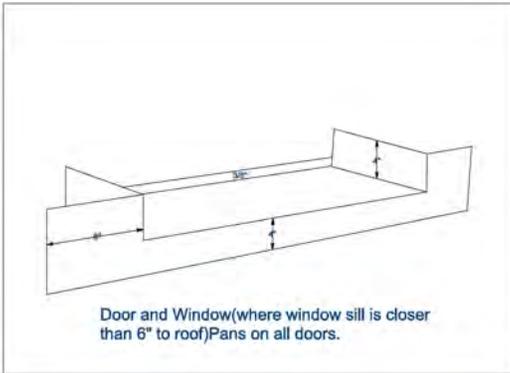
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DATE:

1/18/2026

SHEET: SCALE:

A-15 1/4"=1'



Window Flashing Detail

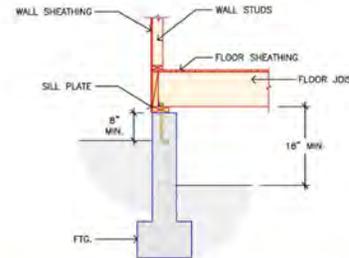
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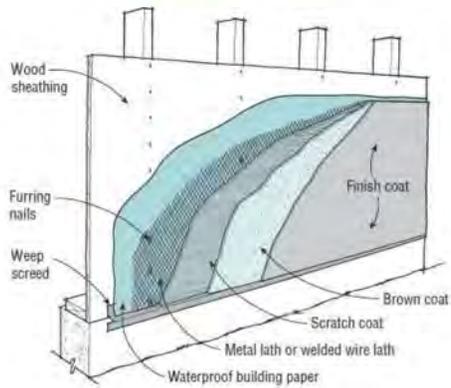
Annotation 2020-03-22 190523



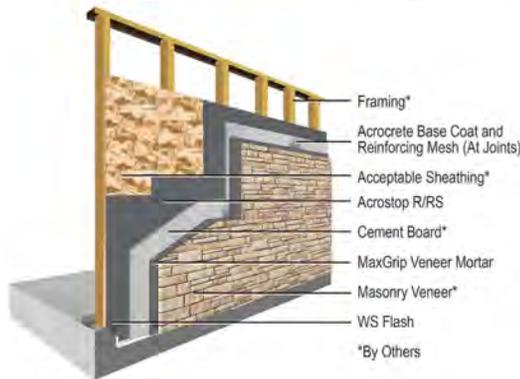
Screenshot 2022-06-14 094033



Screenshot\_16-3-2025\_231254\_www.startpage.com



Stucco Cover

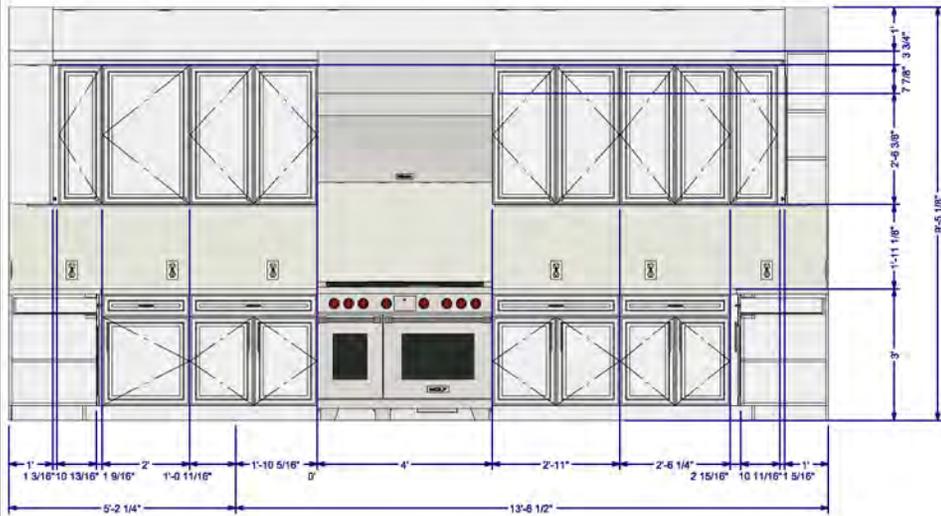


Stone Cover

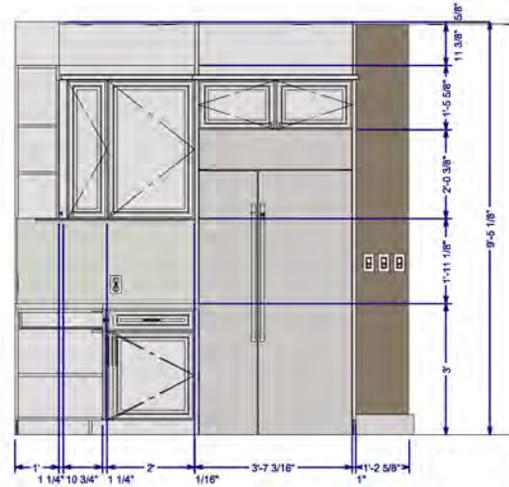


Bathroom shower wall and pan manufacturer.

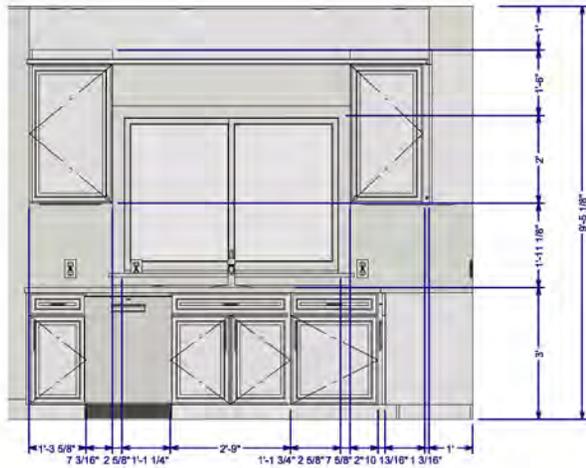
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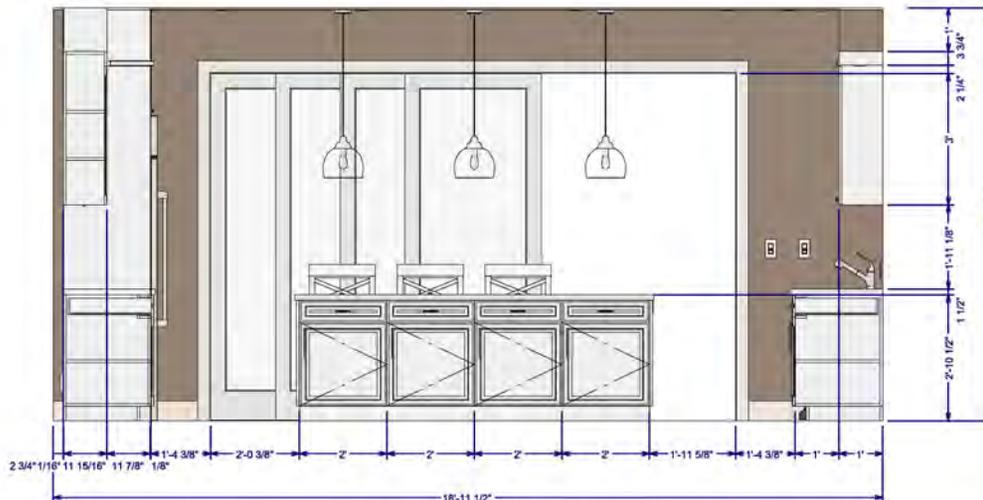
Kitchen Elevation 1



Kitchen Elevation 2



Kitchen Elevation 3



Kitchen Elevation 4



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SHEET TITLE

INTERIOR  
ELEVATIONS

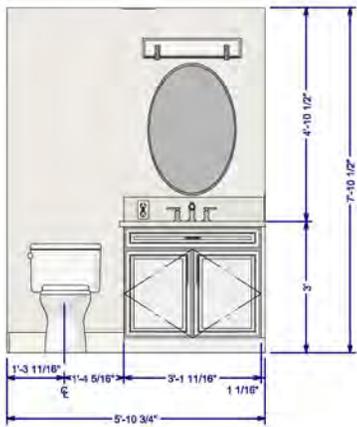
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DATE:

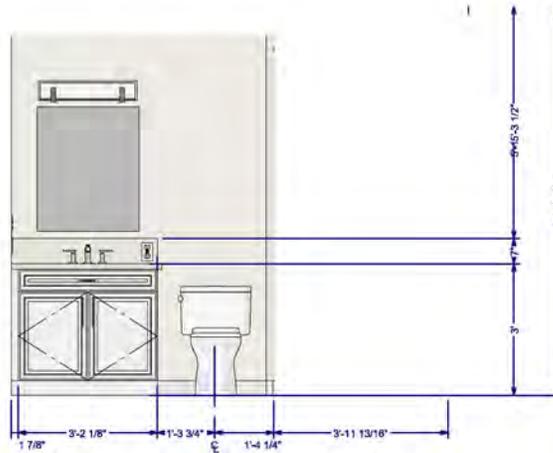
1/18/2026

SHEET: SCALE:

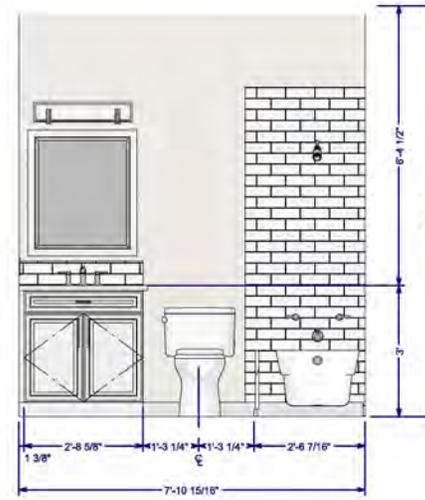
A-17 3/4"=1'



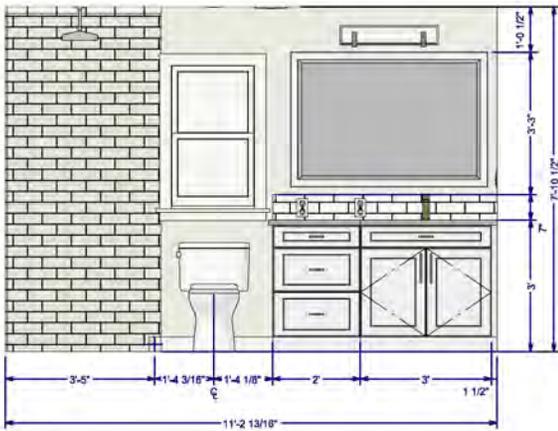
Powder Elevation 5



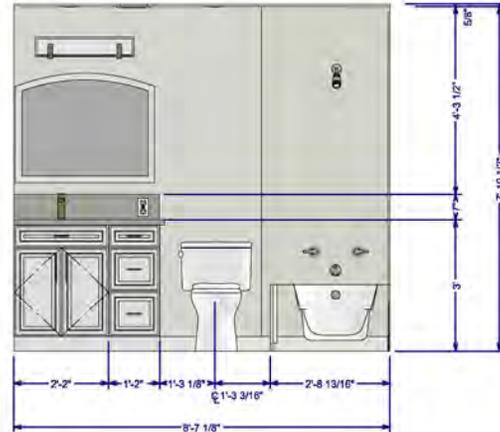
Bath 2 Elevation 6



Bath 1 Elevation 7



Bath 4 Elevation 8



Bath 3 Elevation 9



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SHEET TITLE

INTERIOR  
ELEVATIONS

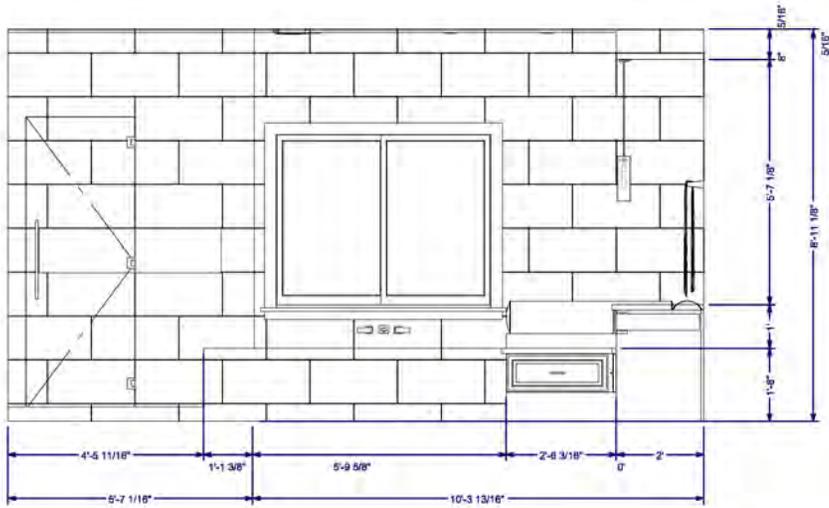
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DATE:

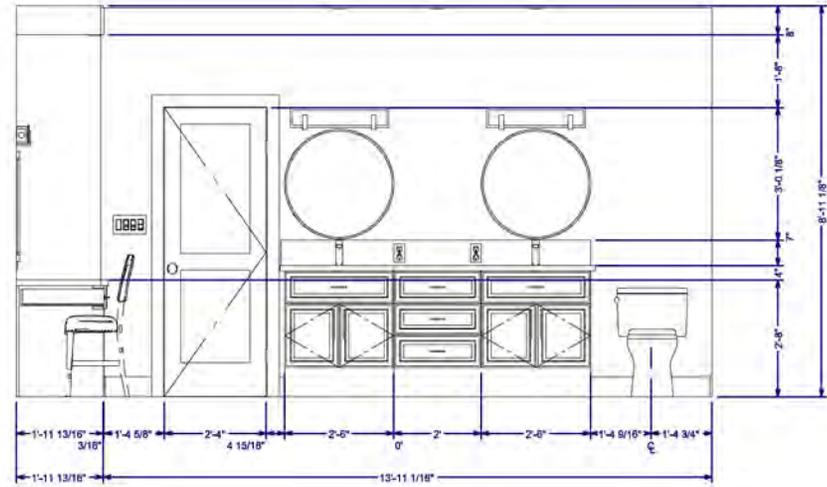
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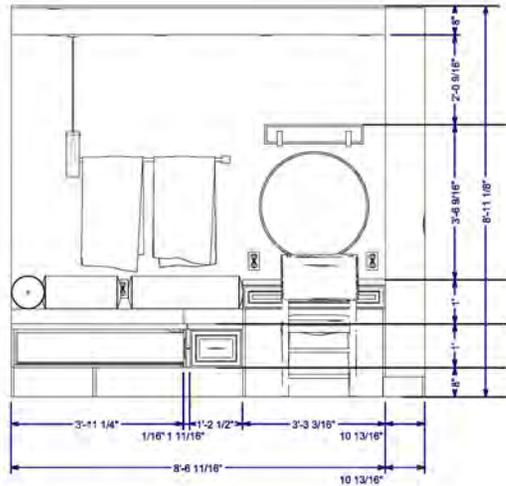
A-18 3/4"=1'



Bath 5 Elevation 10



Bath 5 Elevation 11



Bath 5 Elevation 12



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SHEET TITLE

INTERIOR  
ELEVATIONS

NO.	DESCRIPTION	DATE	BY

DATE:

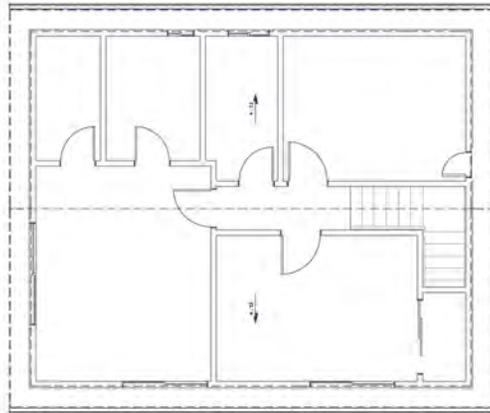
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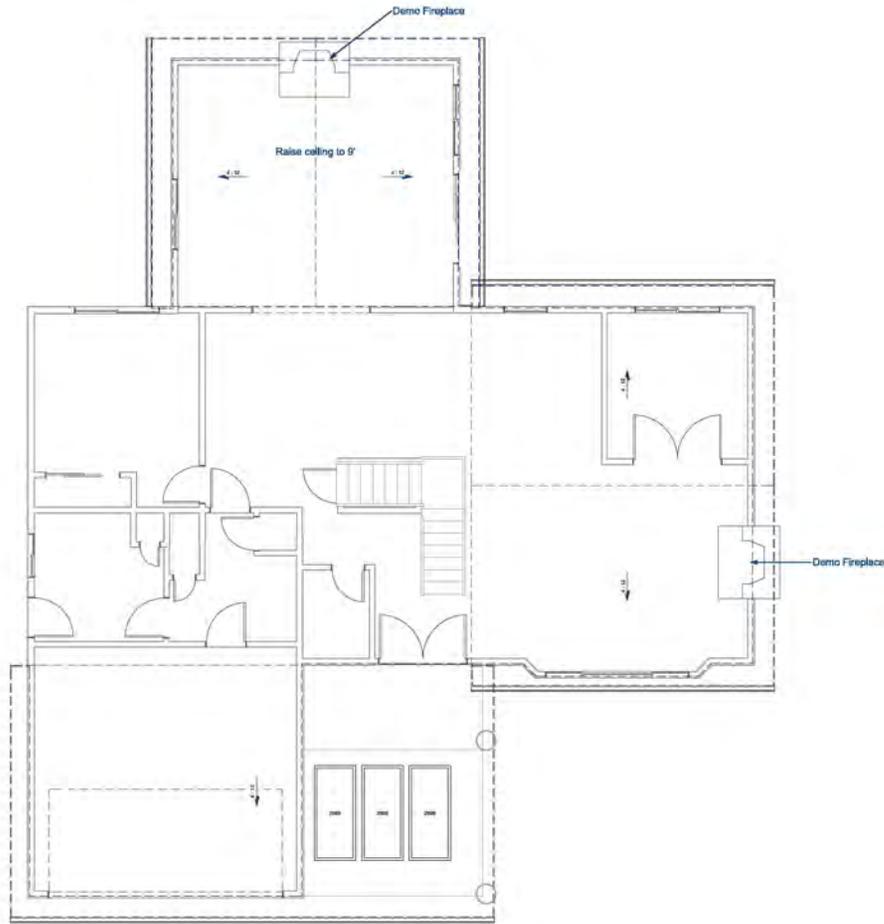
A-19

SCALE:

3/4"=1'



Floor 2 Roof Plan View



Floor 1 Roof Plan View



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SHEET TITLE

EXISTING ROOF  
PLAN

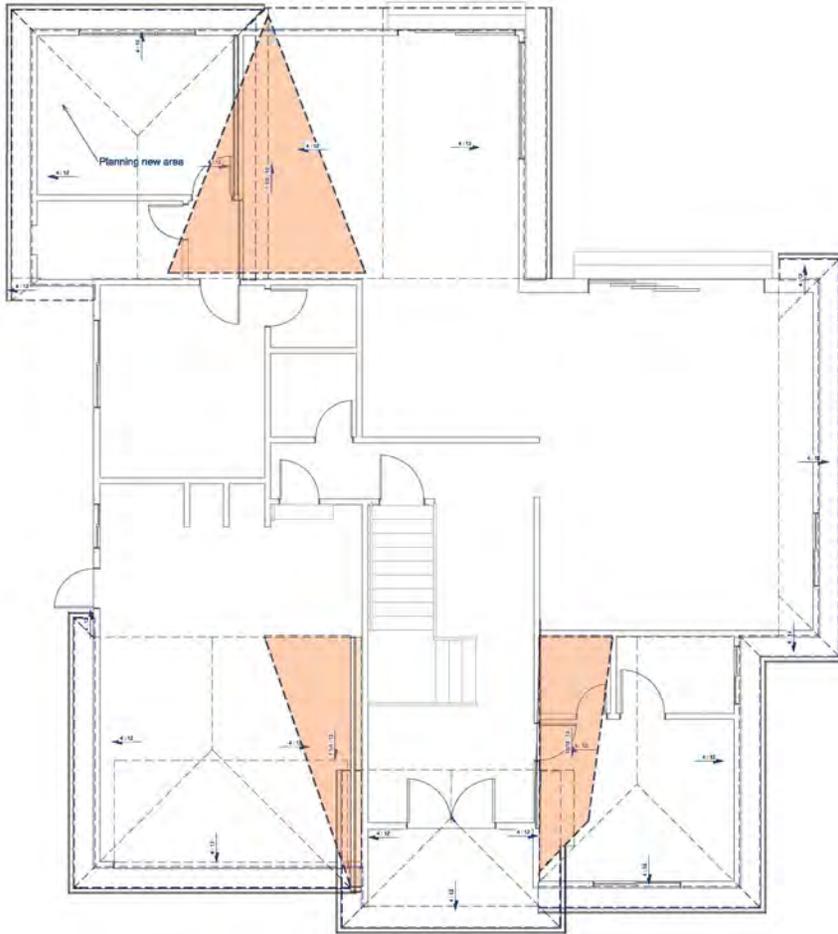
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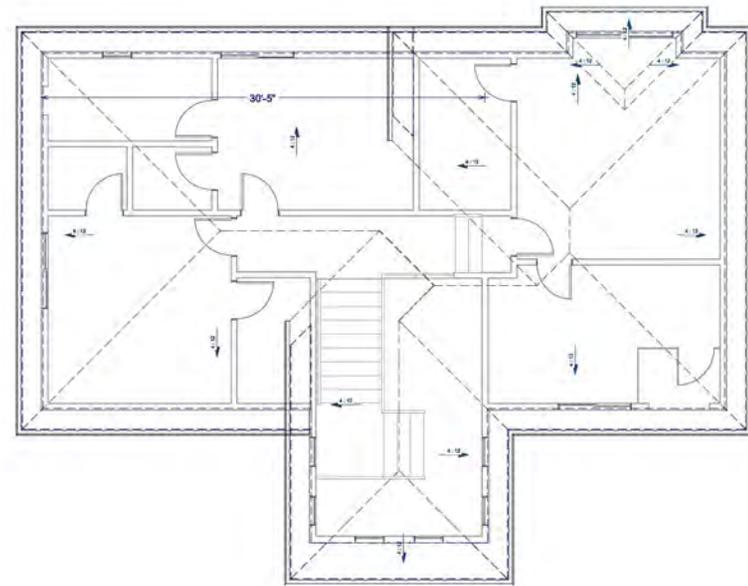
1/18/2026

SHEET: SCALE:

A-20 1/4"=1'



Floor 1 Roof Plan View



Floor 2 Roof Plan View



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SHEET TITLE

PROPOSED ROOF  
 PLAN

REVISION	DATE	DESCRIPTION

DATE:

**1/18/2026**

SHEET: SCALE:

**A-21 1/4"=1'**

**DOOR, WINDOWS AND GLASS NOTES**

- Every bedroom shall be provided with an egress window with finish sill height not greater than 44" above the finish floor height and shall have a minimum open area of 5.7 sq.ft. egress windows shall not have an open area less than 20" wide or 24" high.
  - Windows and doors to be chosen by the home owner.
  - Doors between garage and living area shall be 1 3/4" light fitting solid core doors with a rating of 60 min. door shall be self closing.
  - Exterior exit doors shall be 36" min. net clear doorway shall be 32" min. door shall be operable from inside without the use of a key or any special knowledge or effort. Glazing in doors shall be dual pane safety glass with a min. U-value of 0.60.
  - All glazing within 18" of the floor and or within 24" of any door are to have safety glazing. All glazing within 60" of a tub or shower floor, of a stair landing or greater than 9 sq.ft. are to have safety glazing.
  - Skylights are to be glazed with tempered glass on outside and laminated glass on the inside (unless plexiglass). Glass to have a maximum clear span of 25". Frame to be attached to a 2x4 curb with a minimum of above roof plane.
- All tub and shower enclosures to be glazed with safety glass.

NO.	TYPE	ROOM	DATE	DESCRIPTION	GLASS	SAFETY	FINISH	HEIGHT	WIDTH	AREA	U-VALUE	GLASS TYPE
101	W	2000	20	2000	1	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
102	W	2000	20	2000	2	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
103	W	2000	20	2000	3	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
104	W	2000	20	2000	4	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
105	W	2000	20	2000	5	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
106	W	2000	20	2000	6	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
107	W	2000	20	2000	7	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
108	W	2000	20	2000	8	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
109	W	2000	20	2000	9	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
110	W	2000	20	2000	10	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
111	W	2000	20	2000	11	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
112	W	2000	20	2000	12	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
113	W	2000	20	2000	13	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
114	W	2000	20	2000	14	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
115	W	2000	20	2000	15	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
116	W	2000	20	2000	16	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
117	W	2000	20	2000	17	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
118	W	2000	20	2000	18	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
119	W	2000	20	2000	19	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
120	W	2000	20	2000	20	YES	3/8"	48"	24"	11.52	0.30	TEMPERED

Window Schedule

NO.	TYPE	ROOM	DATE	DESCRIPTION	GLASS	SAFETY	FINISH	HEIGHT	WIDTH	AREA	U-VALUE	GLASS TYPE
201	D	2000	20	2000	1	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
202	D	2000	20	2000	2	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
203	D	2000	20	2000	3	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
204	D	2000	20	2000	4	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
205	D	2000	20	2000	5	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
206	D	2000	20	2000	6	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
207	D	2000	20	2000	7	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
208	D	2000	20	2000	8	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
209	D	2000	20	2000	9	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
210	D	2000	20	2000	10	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
211	D	2000	20	2000	11	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
212	D	2000	20	2000	12	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
213	D	2000	20	2000	13	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
214	D	2000	20	2000	14	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
215	D	2000	20	2000	15	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
216	D	2000	20	2000	16	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
217	D	2000	20	2000	17	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
218	D	2000	20	2000	18	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
219	D	2000	20	2000	19	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
220	D	2000	20	2000	20	YES	3/8"	48"	24"	11.52	0.30	TEMPERED

Door Schedule

NO.	TYPE	ROOM	DATE	DESCRIPTION	GLASS	SAFETY	FINISH	HEIGHT	WIDTH	AREA	U-VALUE	GLASS TYPE
301	W	2000	20	2000	1	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
302	W	2000	20	2000	2	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
303	W	2000	20	2000	3	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
304	W	2000	20	2000	4	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
305	W	2000	20	2000	5	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
306	W	2000	20	2000	6	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
307	W	2000	20	2000	7	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
308	W	2000	20	2000	8	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
309	W	2000	20	2000	9	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
310	W	2000	20	2000	10	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
311	W	2000	20	2000	11	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
312	W	2000	20	2000	12	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
313	W	2000	20	2000	13	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
314	W	2000	20	2000	14	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
315	W	2000	20	2000	15	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
316	W	2000	20	2000	16	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
317	W	2000	20	2000	17	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
318	W	2000	20	2000	18	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
319	W	2000	20	2000	19	YES	3/8"	48"	24"	11.52	0.30	TEMPERED
320	W	2000	20	2000	20	YES	3/8"	48"	24"	11.52	0.30	TEMPERED

Door Schedule



MJH Design Works  
P.O. Box 81  
Woodacre, Ca,  
94973

DESIGNER

*Michael Hyde*

Annie Zhou addition and remodel  
2892 Mesquite Dr.  
Santa Clara, CA.

SHEET TITLE  
WINDOW & DOOR  
SCHEDULE

NO.	DATE	DESCRIPTION

DATE:

1/18/2026

SHEET: SCALE:

A-22







**City of Santa Clara**  
 Building Division 408-415-2440  
 Email: [building@cityofsc.org](mailto:building@cityofsc.org)  
 Permit Center 408-415-2430  
 Email: [permits@cityofsc.org](mailto:permits@cityofsc.org)  
 A- Automated Inspection Scheduling System 408-815-2420  
 Automated Inspection Scheduling System 408-815-2420

**2022 CALIFORNIA GREEN BUILDING CODE (CGC) RESIDENTIAL CHECKLIST - Effectively July 1<sup>st</sup>, 2024**

New residential buildings shall be designed to include the green building mandatory measures specified in this checklist. This checklist shall also be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or use. The requirements shall apply only to the specific area of the addition or alteration.

BUILDING PERMIT NO.: BLDC  
 ADDRESS: 2892 Mesquite Dr, Santa Clara, CA 95051

Feature or Measure	Yes
<b>SITE DEVELOPMENT (CGC 4.106)</b>	
Storm water drainage and retention during construction. A plan shall be developed and shall be implemented to manage storm water drainage during construction per CGC 4.106.3.	<input checked="" type="checkbox"/>
Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage or surface water flow to keep water from entering buildings per CGC 4.106.3.	<input checked="" type="checkbox"/>
Electric vehicle (EV) charging for new one- and two-family dwellings and town-houses with attached private garages and/or parking spaces not assigned to a dwelling unit, and ADULTSUDS without additional parking but with electrical panel upgrades or new panels. Provide capacity for electric vehicle charging with minimum required Level 1 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready as specified in CGC 4.106.4.1 as amended by City of Santa Clara Resub Code Ordinance No. 2024 (CGC 2024 Resub Code) section 15.36.040.	<input checked="" type="checkbox"/>
Notification. The occupancy termination location shall be permanently and visibly marked as "Level 2 EV READY" per CGC 4.106.4.1.1 as amended by CGC 2024 Resub Code section 15.36.040.	<input type="checkbox"/>
Electric vehicle (EV) charging for new multifamily dwellings, affordable housing, hotels, motels, and new residential parking facilities. Provide electric vehicle charging and capability for electric vehicle charging with minimum required Level 2 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready, EV Capable as specified in CGC 2024 Resub Code section 15.36.040 and 2022 California Green Code section 4.106.4.2, whichever is more stringent.	<input type="checkbox"/>
110V Electrical Outlet at Bicycle Parking. All multifamily residential developments shall include bicycle parking with 110V electrical outlets per CGC 2024 Resub Code section 15.36.040.	<input type="checkbox"/>
Location. EVCS shall be located adjacent to an accessible parking space, and/or on an accessible walk, per CGC 4.106.4.2.2.1.	<input type="checkbox"/>
Dimension. Each EV ready space or EVCS shall be minimum 8 ft long and 8 ft wide. On an entry 20' viewing space, do not take more than one, shall have an 8 ft wide space. A 5 ft wide minimum aisle shall be provided behind the minimum width of the EV space is 12 feet. Surface slope for EVCS shall be no more than 2.00% slope in any direction, per CGC 4.106.4.2.2.1.	<input type="checkbox"/>
Accessibility. EV Ready and EVCS spaces shall comply with the accessibility program for EV charging stations in California Building Code Chapter 11A (section 1108A) and Chapter 11B, per CGC 4.106.4.2.2.1.	<input type="checkbox"/>
EV Ready Space Signage. EV ready spaces shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive TR-01 (2016) Green Building Signage and Pavement Markings or its successor, per CGC 4.106.4.3.	<input type="checkbox"/>
Automatic load management system (ALMS). ALMS may be installed to increase the number of EV chargers or the percentage of usage beyond the minimum requirements in the code. The code does not allow for installing less electric point capacity than would be required without ALMS, per CGC 4.106.4.2.2 as amended by CGC 2024 Resub Code section 15.36.040.	<input type="checkbox"/>

**BLD Permit No.**

Electric vehicle (EV) charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical service or lighting of existing parking facilities are added or altered and the work requires a building permit, minimum 15% of total designated parking spaces shall be electrical vehicle charging spaces capable of supporting Level 2 electric vehicle supply equipment (EVSE) per CGC 4.106.4.3. The advisor panel or stipulated final directory shall identify the conversion effective date and approved for the future EV charging per "EV CAPABLE".	<input type="checkbox"/>
<b>ENERGY EFFICIENCY (CGC 4.301)</b>	<input checked="" type="checkbox"/>
<b>CALIFORNIA ENERGY CODE. The building's construction shall meet or exceed the requirements of the 2022 California Building Energy Efficiency Standards per CGC 4.301.1.</b>	<input checked="" type="checkbox"/>
<b>WATER EFFICIENCY AND CONSERVATION</b>	<input checked="" type="checkbox"/>
<b>INDOOR WATER USE (CGC 4.303)</b>	<input checked="" type="checkbox"/>
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets, showerheads, pressure washer valves) shall comply with the prescriptive requirements at Section 4.303.1.1 through 4.303.1.4.5.	<input checked="" type="checkbox"/>
Water closets. The effective flush volume of all water closets shall not exceed 1.33 gallons per flush (CGC 4.303.1.1).	<input checked="" type="checkbox"/>
Urinals. The effective flush volume of water closets shall not exceed 0.125 gallons per flush and all other urinals shall not exceed 0.6 gallons per flush (CGC 4.303.1.2).	<input checked="" type="checkbox"/>
Showersheds. The flow rate for single showerhead and multiple showerhead having one shower shall not exceed 1.0 gallons per minute at 80 psi and shall be certified to the performance criteria of the U.S. EPA WaterSense Specification (CGC 4.303.1.3).	<input checked="" type="checkbox"/>
Residential laundry fixtures. The flow rate shall not be more than 1.2 gallons per minute at 80 psi, and not less than 0.8 gallons per minute at 30 psi (CGC 4.303.1.4.1).	<input checked="" type="checkbox"/>
Lavatory fixtures in common and public areas. The flow rate shall not exceed 0.5 gallons per minute at 80 psi (CGC 4.303.1.4.2).	<input checked="" type="checkbox"/>
Matting fixtures. The flow rate shall not deliver more than 0.2 gallons per cycle (CGC 4.303.1.4.3).	<input checked="" type="checkbox"/>
Kitchen faucets. The flow rate shall not exceed 1.8 gallons per minute at 80 psi (CGC 4.303.1.4.4).	<input checked="" type="checkbox"/>
Pressure Spray Valves. When installed, shall meet the requirements of Title 24 of the California Code of Regulations, and shall be equipped with an integral automatic shutoff (CGC 4.303.1.4.5).	<input type="checkbox"/>
Submitters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings. Submitters shall be installed to measure water usage of individual residential dwelling units in accordance with the California Plumbing Code per CGC 4.303.2.	<input type="checkbox"/>
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1107.1 of the California Plumbing Code per CGC 4.303.3.	<input checked="" type="checkbox"/>
<b>OUTDOOR WATER USE (CGC 4.304)</b>	<input checked="" type="checkbox"/>
Outdoor potable water use in landscape areas. Residential developments shall comply with the City's Water Service and Use Rules and Regulations, Item No. 24, as adopted by Santa Clara City Code, Red on 11.15.160 or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, per CGC 4.304.1.	<input checked="" type="checkbox"/>
<b>ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)</b>	<input checked="" type="checkbox"/>
Roofing profile. A single-ply membrane roof, electric cables, conduits or other wiring in walkoff panels in walkoff panels shall be protected against cracking and delamination with cement mortar, concrete masonry, or similar material acceptable to the DB per CGC 4.406.1.	<input checked="" type="checkbox"/>
<b>CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (CGC 4.408)</b>	<input checked="" type="checkbox"/>
Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3, or 4.408.4, or a local or more stringent local construction and demolition waste management ordinance (CGC 4.408.1).	<input checked="" type="checkbox"/>
<b>BUILDING MAINTENANCE AND OPERATION (CGC 4.410)</b>	<input checked="" type="checkbox"/>
An operation and maintenance manual shall be provided to the building's occupant or owner per CGC 4.410.1.	<input checked="" type="checkbox"/>

**BLD Permit No.**

Recycling by occupants. If five or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for disposing, storage and recycling of nonhazardous materials for recycling per CGC 4.410.2.	<input type="checkbox"/>
<b>ENVIRONMENTAL QUALITY (CGC 4.500)</b>	<input checked="" type="checkbox"/>
<b>Gas fireplace.</b> Any installed gas fireplace shall be a direct vent sealed combustion type per CGC 4.500.3.	<input checked="" type="checkbox"/>
<b>Woodstoves.</b> Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emissions limits per CGC 4.500.1. Woodstoves and pellet stoves shall comply with Santa Clara City Code Chapter 15.35.	<input type="checkbox"/>
<b>POLLUTANT CONTROL (CGC 4.504)</b>	<input checked="" type="checkbox"/>
<b>Covering of duct openings and protection of mechanical equipment during construction.</b> At the time of rough installation, during storage on the construction site and until final status of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal, or other method acceptable to the City to reduce the amount of waste. Seal or debris which they attach the system per CGC 4.504.1.	<input type="checkbox"/>
<b>Adhesives, sealants and caulks</b> shall meet the VOC or other toxic compound limits per CGC 4.504.1.1.	<input checked="" type="checkbox"/>
<b>Paints, stains and other coatings</b> shall comply with the VOC limits per CGC 4.504.2.2.	<input type="checkbox"/>
<b>Aerosol paints and coatings</b> shall meet the product-weighted MTR limits for VOC and other requirements per CGC 4.504.2.3.	<input checked="" type="checkbox"/>
<b>Verification.</b> Documentation shall be provided, at the request of the Building Division, to verify that compliant VOC-emitting materials have been used per CGC 4.504.2.4.	<input type="checkbox"/>
<b>Carpet systems.</b> All carpet installed in the building interior shall meet the testing and product requirements of CGC 4.504.3.	<input type="checkbox"/>
<b>Resilient flooring systems.</b> Where resilient flooring is installed, at least 80% of the floor area resilient resilient flooring shall comply with the requirements of CGC 4.504.4.	<input type="checkbox"/>
<b>Composite wood products.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the floor or exterior of the building shall comply with formaldehyde emission standards and requirements per CGC 4.504.5.	<input type="checkbox"/>
<b>INTERIOR MOISTURE CONTROL (CGC 4.506)</b>	<input checked="" type="checkbox"/>
<b>Concrete slab foundations.</b> Vapor retarder and capillary break shall be installed if a slab-on-grade foundation system is used. The overall R-value of the vapor retarder shall be at least 10 and vapor retarder shall not be less than 6 mil. shall be provided per CGC 4.506.2, CBC R502.2.2, CBC R506.2.3 and CBC Section 1902.	<input type="checkbox"/>
<b>Moisture content of building material.</b> Building materials with visible signs of water damage shall not be installed. Walls and floor framing shall not be enclosed when the framing members exceed 10% moisture content. Moisture content shall be checked prior to fresh material being applied per CGC 4.506.3.	<input type="checkbox"/>
<b>INDOOR AIR QUALITY AND EXHAUST (CGC 4.508)</b>	<input checked="" type="checkbox"/>
<b>Barbecue exhaust fans.</b> Each barbecue shall be mechanically ventilated using ENERGY STAR (pending) fans ducted to the exterior and equipped with humidity controls system per CGC 4.508.1.	<input type="checkbox"/>
<b>ENVIRONMENTAL COMPLIANCE (CGC 4.509)</b>	<input checked="" type="checkbox"/>
<b>Heating and air-conditioning system</b> shall be tested, designed and have their equipment installed using the following methods per CGC 4.509.2: 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA Manual J-2019 (SI) Manual for Residential Load Calculation. 2. Duct systems are tested according to ANSI/ACCA Manual D-2019. All AHJAs' handbooks to equipment. 3. Select heating and cooling equipment in accordance with Manual S-2019 (SI) Manual for Equipment Selection.	<input type="checkbox"/>
<b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702)</b>	<input checked="" type="checkbox"/>
<b>Installer training.</b> HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program per CGC 702.1.	<input type="checkbox"/>
<b>Special inspection.</b> Special inspectors employed by the City shall be qualified and able to demonstrate competence in the discipline they are inspecting per CGC 702.2.	<input type="checkbox"/>

**BLD Permit No.**

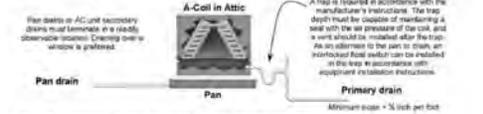
<b>VERIFICATION (CGC 700)</b>	<input checked="" type="checkbox"/>
Documentation. Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports or other method acceptable to the building department which will show substantial conformance per CGC 700.1.	<input type="checkbox"/>
<b>Responsible Designer's Declaration Statement</b>	<b>Contractor Declaration Statement</b>
I hereby certify that this project has been reviewed to meet the requirements of the 2022 California Green Building Standards Code.	I hereby certify, as the builder or contractor under the permit, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: <u>Fiona Wang</u>	Name: <u>Fiona Wang</u>
Signature: <u>Fiona Wang</u>	Signature: <u>Fiona Wang</u>
Date: <u>08/30/2025</u>	Date: <u>08/30/2025</u>
Company: <u>Fiona Wang Design</u>	Company: <u>Fiona Wang Design</u>
Address: <u>295 N 11th Street</u>	Address: <u>295 N 11th Street</u>
City: <u>San Jose</u> State: <u>CA</u> Zip: <u>95112</u>	City: <u>San Jose</u> State: <u>CA</u> Zip: <u>95112</u>

**City of Santa Clara**  
 Building Division 408-415-2440  
 Email: [building@cityofsc.org](mailto:building@cityofsc.org)  
 Permit Center 408-415-2430  
 Email: [permits@cityofsc.org](mailto:permits@cityofsc.org)  
 Automated Inspection Scheduling System 408-815-2420

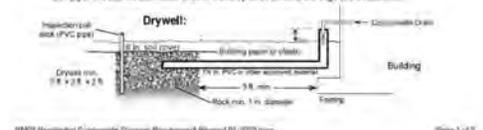
**RESIDENTIAL CONDENSATE DISPOSAL REQUIREMENTS**

All air-conditioning cooling coils require a condensate drain when a drain in accordance with the manufacturer's instructions (CMC 310.1). The drain must discharge by gravity to a drain or an indirect waste, or to a low-voltage pump that connects to an indirect waste. An indirect waste connection can be made to a sanitary sewer or a sanitary drainage, an accessible floor or a drainage surface, or to a sanitary sink, in the unit controlled by the same branch connecting to the air-conditioned space (CMC 310.6). Condensate from a high efficiency (Category IV) furnace shall be connected with the AC condensate.  
 Condensate cannot be combined with the discharge of a temperature and pressure relief valve (CFC 608.5).  
 Condensate waste pipes must be at least 1/2 in. diameter and slope at least 1/8 inch per foot. Condensate pumps are allowed if intended to prevent AC operation during pump failure. Condensate pump discharge tubing must rise vertically to a point where it is possible to connect to a gravity condensate drain (CMC 310.1.1).

An evaporator cooling coil in an attic or over any other area where leakage could cause damage requires protection to prevent damage in the event of a blocked drain. 4 methods are acceptable: (1) a drain pan that extends fully beneath the area of the cooling unit and equipped with a separate drain line; (2) a separate drain line at a higher location in the AC unit's drain pan; (3) a drain pan without a discharge line but equipped with a water-level detection device interlocked to the evaporator; (4) a water-level detection device interlocked to the evaporator - typically located in the drain pan. For methods 1 & 2, the discharge pipe must go to a location that is readily observed - typically above a window (CMC 310.2). These requirements also apply to high-efficiency (Category IV) furnaces.



Residential condensate is typically terminated in drywells. Drywell specifications are as follows:  
 1. The minimum size of a residential drywell is 2-foot square by 2-foot high.  
 2. The raised edge of the drywell shall be at least 3 feet from any structure or building foundation.  
 3. The drywell shall be filled with minimum 1' rock.  
 4. The top of the drywell shall be covered with building paper or plastic extending with 6" all left or concrete above the paper.  
 5. The condensate pipe from the cooling coil (min. 1/2") shall connect indirectly to a minimum 1 1/4 in. diameter. The indirect connection shall be made by an air break at the edge of the foundation.



**MJH Design Works**  
 P.O. Box 81  
 Woodacre, Ca,  
 94973

DESIGNER

*Michael Hyde*

**Annie Zhou addition and remodel**  
**2892 Mesquite Dr.**  
**Santa Clara, CA.**

**SHEET TITLE**  
**GREEN BUILDING CHECK-LIST**

NO.	DESCRIPTION	DATE	STATUS

DATE:

**1/18/2026**

SHEET: SCALE:

**A-25**

To: City of Santa Clara Planning Commission  
Project: 2892 Mesquite Dr, File Number 25-1682, PLN25-00295

Appellant: Sorin Spanoche and Andrea Cosmin  
2896 Mesquite Dr,  
Santa Clara, CA 95051  
ssa9711@gmail.com

Date: 02/16/2025

Subject: Appeal of Conditional Approval – Request to Clarify and Make Enforceable Conditions P3 and P4

Dear Commission members,

Thank you for your time and consideration for our appeal.

We have filed this appeal to the Conditional approval for the Architectural Review for 2892 Mesquite Dr / File No. 25-1682, approved on 12/10/2025, **requesting measurable criteria to be defined for P3 and P4, including how sight line preservation will be measured and what front and lateral setbacks should be used.**

We are immediately adjacent property owners and participate in the public process. We own our home since June 2003 and we have no other real estate properties.

We are not appealing to block the overall project. We are appealing because the project approval depends on Conditions P3 and P4 to mitigate the project's massing and visibility impact, yet those conditions are not defined with measurable standards.

As our lots are irregular, and the neighboring lot extends towards the front of our house. Applying the standards for rectangular lots is not appropriate. Our front yards are narrow, but there is bigger space in the back allowing for extensions without impacting on neighbors.

The plan of the neighborhood and how the houses were originally built ensure that all homes have appropriate opening towards the street, without obstructions from neighboring buildings.

The City's required Architectural Review findings include that the design and location of the project **"will not unreasonably interfere with the use and enjoyment of neighboring developments" and is consistent with neighborhood character.**

Conditions P3 and P4 were presented as the key mitigation mechanisms for the very impacts we raised (sight line/openness and privacy/visibility).

1) Condition P3 is vague and lacks a measurable compliance standard

P3 requires the guest bedroom to "adhere to the prevailing development pattern... by reducing the footprint... providing a greater front and side setback... [and] preserve the existing sight line."

However, the approval does not define:

- the target setback plane or a numeric setback requirement,
- what constitutes "prevailing development pattern,"
- what "preserve the existing sight line" means as an objective standard, or
- how compliance will be demonstrated and verified (e.g., specific plan-view diagrams, fixed reference points, sight line corridor definition).

As written, P3 is open to interpretation and invites disputes at plan check and inspection, precisely where neighbors have the least visibility into what is being approved and how it is being implemented.

Following our appeal submission, the applicant submitted updated plans (dated January 18, 2026, that we received from the planner on February 3, upon our request) that confirm our concerns.

The 1 ft retraction from the front includes the removal of the bay window, that wasn't even part of the concerns that we have raised and is immaterial to addressing sight line concerns.

2) Condition P4 can undermine P3 without constraints or interpretive guidance

P4 requires hedges/bushes and contemplates front/side landscape elements.

Without objective limits (height/opacity/location), these elements can create additional sight line obstruction and negate P3's intent, yet the approval does not clarify how P3 controls if conflicts arise.

The updated plans include a 6+1ft fence, extending far to the front, **22 feet** from the end of the existing fence, that is there since we purchased our home.

This creates even worse blockage of the front of our house and the windows of the main front rooms.

3) The addition of an extra AC unit is also included in the current plans.

The current (and additional AC unit) are located adjacent to our home's bedrooms. The current one is creating a noisy environment in our home. The addition of a second AC unit adjacent to our bedrooms would materially increase noise exposure. We request a mitigation plan to ensure noise remains compatible with neighboring use prior to final approval.

### **Requested relief**

We respectfully request that the following items shall be addressed:

- Clarification of P3 with objective, measurable setback and sight line criteria (including how "prevailing development pattern" and "preserve sight line" will be measured).
- Clarification of P4 so that landscaping/fencing cannot negate the sight line preservation required by P3.
- Applicant's plan to be revised to demonstrate compliance with the clarified conditions prior to final approval.
- Any new tall fence may only replace the existing fence in its current location.
- Applicant to submit noise mitigation plan for additional AC unit prior to approval.

Thank you for your consideration.

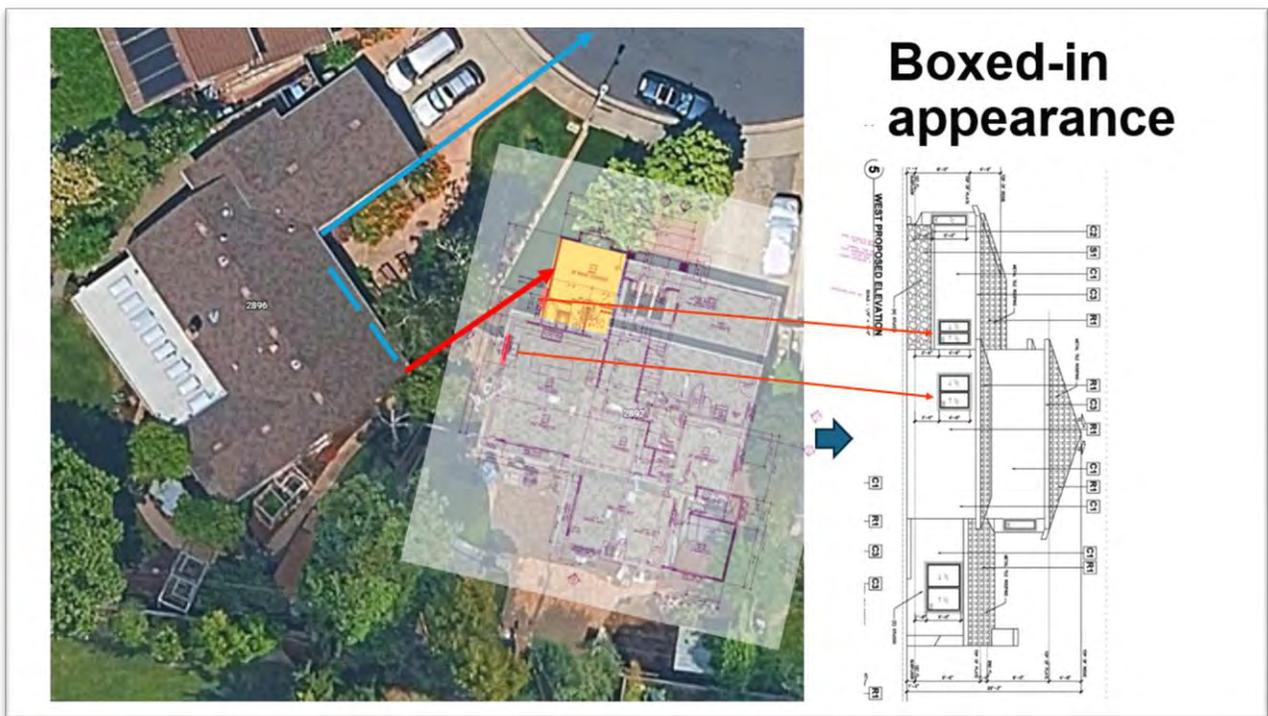
Sorin Spanoche and Andrea Cosmin

2896 Mesquite Dr,

Santa Clara, CA 95051

ssa9711@gmail.com

**Exhibit A: Projected sight line diagrams submitted with our previous public comments (2025)**



## Exhibit B: Updated plan sight line impacts

### Current view (Google Earth rendering)

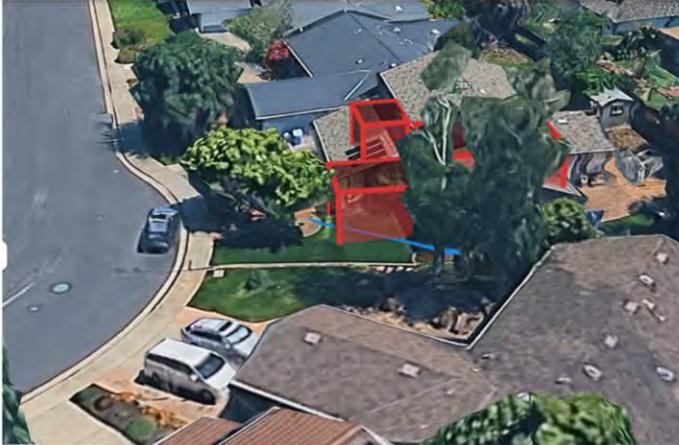


We added 2D/3D project data from the updated project and rendered the data together with the 3D building data from Google Earth.

### Sight line Photos with current structure.



**New plan proposed construction (1/8/2026)**



Negligible change from the previous P3/P4 non-compliant proposal.  
**Sight line is as impacted as in the old plan.**

**Boxed-in appearance.  
Photos with new extension simple rendering**



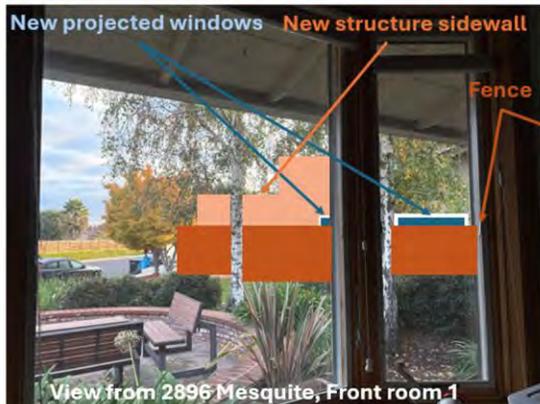
This new appearance would diminish the enjoyment of our home and lower its value and desirability.

**New plan with additional tall fence 1/8/2026**



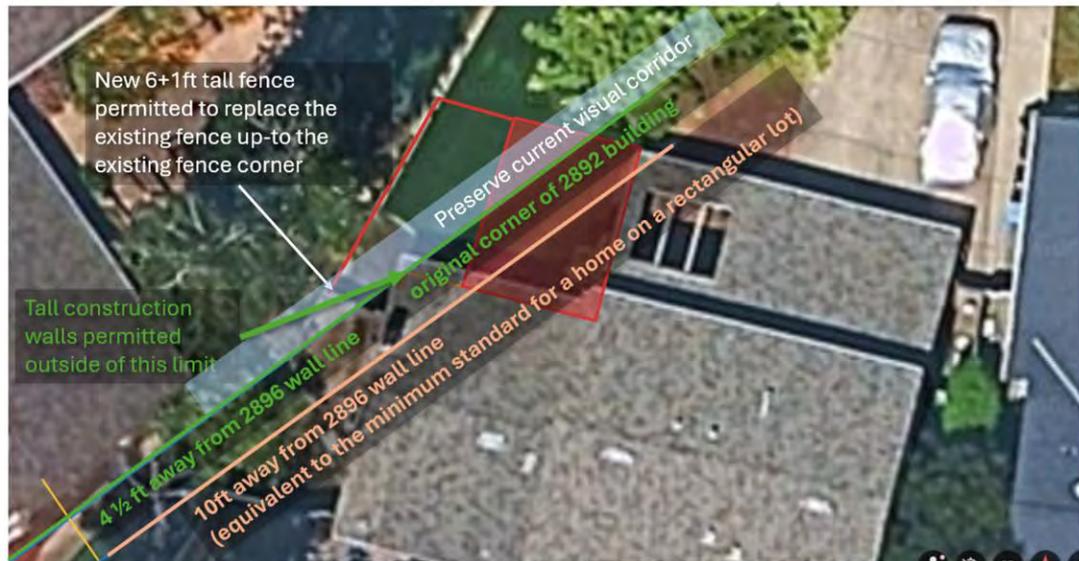
New proposed fence in front of the current fence line **impacts even more** the sight line.  
**The new plan raises a tall fence literally in front of our home!**

**Boxed-in appearance.  
Photos with new extension and new fence  
simple rendering**



This new appearance would further diminish the enjoyment of our home and lower its value and desirability.

## Preserve Front Yard Sight Lines



**Exhibit C: Previous correspondence.**

<https://santaclara.legistar.com/View.ashx?M=F&ID=15025435&GUID=33A203DA-A6DD-4D82-B1E0-EBDF4F1B4BA5>