



# City of Santa Clara

## Meeting Agenda

### Planning Commission

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**Wednesday, October 14, 2020**

**5:00 PM**

**City Hall Council Chambers**

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Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented methods for the public to participate remotely:

- Via Zoom:
  - o <https://santaclaraca.zoom.us/j/961068578>
  - Meeting ID: 961 068 578 or
  - o Phone: 1(669) 900-6833
- Via the City's eComment (now available during the meeting)

The public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Public Comments prior to meeting may be submitted via email to [planningcommission@santaclaraca.gov](mailto:planningcommission@santaclaraca.gov) no later than noon on the day of the meeting; and also before and during the meeting via eComment. To utilize eComment, please visit the following website: <https://santaclaraca.legistar.com/Calendar.aspx>, and select the "eComment" link next to the Planning Commission meeting for October 14.

The meeting set-up is in line with the recommendations of the COVID-19 White House Task Force, which notes no more than 10 people gatherings. Planning Commissioners will be participating remotely. A limited number of staff will also be present.

We highly encourage interested members of the public to stay at home and provide public comment remotely. Any members of the public wishing to come in person should first check-in at the City Council Chambers. City staff may direct you to wait in the City Hall cafeteria or outside the Council Chambers until your item of interest is discussed in order to maintain sufficient social distancing guidelines.

PUBLIC PARTICIPATION IN ZOOM WEBINAR: Please follow the guidelines below when participating in a Zoom Webinar:

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

### **5:00 PM STUDY SESSION**

**Call to Order**

**Pledge of Allegiance and Statement of Values**

**Roll Call**

**20-833**     [STUDY SESSION: Climate Action Plan \(CAP\) Update](#)

### **6:30 PM REGULAR MEETING**

#### **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.A     20-985**     [Planning Commission Meeting Minutes of May 27, 2020 Meeting](#)

**Recommendation:** Approve the Planning Commission Minutes of the May 27, 2020 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.      **20-842**      [Public Hearing: Action on Appeal of Architectural Review Approval by the Community Development Director for the property at 2847 Sycamore Way](#)

**Recommendation:** 1. Adopt a resolution to deny the appeal and uphold the Community Development Director's approval of the proposed addition at 2847 Sycamore Way.

**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 Wednesday, October 28, 2020 at 6:00 PM in the City Hall Council Chambers.*



## Agenda Report

20-833

Agenda Date: 10/14/2020

### REPORT TO PLANNING COMMISSION

#### SUBJECT

STUDY SESSION: Climate Action Plan (CAP) Update

#### BACKGROUND

A study session was held with the Planning Commission on August 26, 2020, at which staff presented the Planning Commission with an update on the preparation of an update to the City's Climate Action Plan highlighting work on the regulatory framework and community engagement elements. Staff provided the Commission with three memorandums:

- 2013 CAP Progress Summary
- Forecast and Overarching Targets
- Initial Actions List

These memorandums along with the staff report and presentation from August 26 study session are included for review as attachments with this report.

#### DISCUSSION

This follow-up study session is being scheduled to provide information to the Commission in response to the August 26<sup>th</sup> discussion and receive additional comments from the Commission. This is also an opportunity for the Commission to discuss possible actions to be included in the Climate Action Plan and the implications of adopting a more aggressive reduction target.

At the meeting staff will be asking the Commission to weigh in on their top priority actions in the first two CAP focus areas: Buildings and Energy, and Transportation and Land Use, as they are related City activities that fall within the Planning Commission's purview. Staff is also looking for the Commission's input on potential actions included in the list that should be removed from consideration.

#### ENVIRONMENTAL REVIEW

This is an informational report only and no action is being taken by the Planning Commission and no environmental review under the California Environmental Quality Act ("CEQA") is required at this time.

#### FISCAL IMPACT

There is no additional cost to the City other than staff time and expense.

#### COORDINATION

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

#### PUBLIC CONTACT

Over the first week of April 2020, the City's consulting team hosted a series of stakeholder focus



group calls in lieu of the first Community Workshop for the Climate Action Plan Update. The first series of focus groups were held as online webinars. Overall, they spoke with 10 community members representing various community organizations, sectors, and opinions.

The City completed an online survey on the CAP, with nearly 400 responses received. The City also conducted a virtual community workshop on July 16, where people were asked to provide input on the City's climate goals and strategies. The 38 participants actively engaged in discussions on variety of topics including Land Use and Transportation, Buildings and Energy, Materials and Consumption, Natural Systems and Water Resources, and Community Resilience and Wellbeing. The [presentation <https://www.santaclaraca.gov/home/showdocument?id=69321>](https://www.santaclaraca.gov/home/showdocument?id=69321) from this workshop has been posted on the CAP webpage on the City's website. Summaries of the responses from the survey and the discussions during the Community Workshop have also been posted on the [CAP webpage. <https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/general-plan/climate-action-plan>](https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/general-plan/climate-action-plan)

A second online survey on the Climate Action Plan will be posted in October to further engage the community in the process.

Public contact was also made by posting the Council 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>](mailto:clerk@santaclaraca.gov).

## **OUTCOME**

The goal of the study session is to get the Commission's confirmation on the recommended Greenhouse Gas (GHG) reduction target for the CAP update. Staff will also seek the Commission's input on the initial action list by asking the Commission as a whole to indicate their top priority actions and to indicate if there are actions that should not be included in the CAP Update.

Staff

Reviewed by: Reena Brilliot, Planning Manager

Approved by: Andrew Crabtree, Director of Community Development

## **ATTACHMENTS**

1. PC Study Session Staff Report 8.26.20
2. PC Study Session Staff Presentation 8.26.20
3. CAP Measures Status Memo
4. Forecast and Targets Memo
5. Initial Actions List
6. Comment Letter Sierra Club



## Agenda Report

20-402

Agenda Date: 8/26/2020

### REPORT TO PLANNING COMMISSION

#### SUBJECT

STUDY SESSION: Climate Action Plan (CAP) Update

#### BACKGROUND

The City's current CAP, adopted in December 2013, identifies measurable actions the City can implement through the year 2020 to reduce Greenhouse Gas (GHG) emissions to 1990 levels, as required by California's Global Warming Solutions Act of 2006 (Assembly Bill 32).

The City is now in the process of comprehensively updating the CAP to extend the City's Greenhouse Gas (GHG) reduction goals through 2030, and to address new State requirements imposed since the CAP was adopted. The City hired a consultant team led by Cascadia Consulting Group and including Raimi + Associates and David J. Powers and Associates, to provide professional services to assist with the CAP Update.

#### Regulatory Background

Since 2013 California has adopted a number of laws that add requirements for local jurisdictions to assess climate change, analyze and reduce GHG emissions and their effects, and prepare for the impacts of a warming planet. The following State policies are being addressed through the CAP update:

- **AB32, SB32, EO B-55-18:** AB 32 (2006) set California's first GHG target to reduce emissions to 1990 levels by 2020. SB 32 (2016) extended the goals of AB 32 and established a mid-term 2030 goal of reducing emissions 40% below 1990 levels and a long-term goal of reducing emissions 80% below 1990 levels by 2050. In 2018, Executive Order B-55-18 set the target of statewide carbon neutrality by 2045.
- **California Renewable Portfolio Standard Program:** This law requires that electrical utilities provide an increased amount of electricity from eligible renewable sources. SB350 (2015) established new clean energy, clean air, and greenhouse gas (GHG) reduction goals for 2030. SB100 (2018) sets targets for the Renewable Portfolio Standard, including sourcing 60% of all electricity sales from clean, renewable sources by 2030. In November 2018, Silicon Valley Power (SVP) adopted an Integrated Resource Plan (IRP) for the City of Santa Clara consistent with the goals and targets of both SB350 and SB100.
- **CBSC Energy Efficiency standards:** Title 24, the California Building Standards Code (CBSC), is a statewide set of construction codes applied by local agencies through the issuance of building permits. Part 6 of the CBSC, the California Energy Code, contains energy and water efficiency requirements for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. California has set a goal for zero-net energy new construction by 2030.
- **California Clean Car Standards:** These state standards require that vehicles sold in California meet minimum fuel efficiency requirements, and that over time, fuel sold in the state

emits less GHGs during production and use.

- **SB 1383 (2016):** This law requires that food scraps and other organic material is diverted from landfill disposal. The State goal is that 75% of organic material is diverted from landfills by 2025.

## **DISCUSSION**

At the study session on August 26, 2020, staff will provide information on the following:

### **2013 CAP Progress Summary**

The consultant team conducted several interviews with City staff and key community and business stakeholders to prepare a progress report on the adopted measures in the 2013 CAP, the CAP Measures Status Memo, which is provided with this report as Attachment 1. Seven out of the 19 measures in the 2013 CAP have been completed.

### **Forecast and Overarching Targets**

The City's Greenhouse Gas (GHG) emission trends were analyzed and a series of focus group interviews were conducted with City staff and key stakeholders. Key findings are summarized in the Forecast and Targets Memo, which is available with this report as Attachment 2. The memo summarizes the GHG forecasts and provides options for the overall reduction target for the CAP Update. The memo further recommends that the City adopt the goal of carbon neutrality by 2045 to align with the State and peer cities in the Bay Area. This would require the City of Santa Clara to adopt strategies and take actions to reduce the GHG emissions to zero, including offsets for any remaining emissions that cannot be eliminated.

Staff will be asking the Planning Commission to provide input on the appropriate reduction target for the CAP. The choices include:

1. Santa Clara adopts the goal of carbon neutrality by 2045. This target is based on Former Governor Brown's Executive Order B-55-18.
2. Santa Clara adopts the State's emissions reduction targets set forth in SB 32. These targets include a mid-term and long-term goal of reducing GHG emissions 40% below baseline levels by 2030 and 80% by 2050.
3. Santa Clara chooses to set targets that are more stringent than State guidance, such as achieving carbon neutrality earlier than 2045.
4. Santa Clara sets a target that is less than the State's long-term reduction goals. This would have the drawback of not achieving the CEQA streamlining benefit of the adoption of a qualified Climate Action Plan.

### **Potential Strategies and Actions**

An initial list of actions has been developed and is available with this report as Attachment 3. This list has been developed through an iterative development and review process that included interviews with City staff, outreach to targeted stakeholders and the public, a review of current City planning documents and activities, consideration of peer city and industry best practices, and a qualitative multi-criteria prioritization analysis. The action list is divided into five focus areas:

- Buildings and Energy;
- Transportation and Land Use,
- Materials and Consumption,
- Natural Systems & Water Resources, and
- Community Resilience & Wellbeing.

At the meeting, staff will be asking the Commission as a whole to weigh in on their top priority actions on the first two focus areas, Buildings and Energy, and Transportation and Land Use, as they are more related to the Planning Commission's purview. Also, indicate if any potential actions should be removed from consideration. Comments on other focus areas can be sent to the staff through email.

### **ENVIRONMENTAL REVIEW**

This is an informational report only and no action is being taken by the Planning Commission and no environmental review under the California Environmental Quality Act ("CEQA") is required at this time.

### **FISCAL IMPACT**

There is no additional cost to the City other than staff time and expense.

### **COORDINATION**

This report has been coordinated with the City Attorney's Office and the Community Development Department.

### **PUBLIC CONTACT**

Over the first week of April 2020 the consulting team hosted a series of stakeholder focus group calls in lieu of the first Community Workshop for the Climate Action Plan Update. The first series of focus groups were held as online webinars. Overall, they spoke with 10 community members representing various community organizations, sectors, and opinions.

The City completed an online survey on the CAP, with nearly 400 responses received. The City also conducted a virtual community workshop on July 16, where people were asked to provide input on the City's climate goals and strategies. The 38 participants actively engaged in discussions on variety of topics including Land Use and Transportation, Buildings and Energy, Materials and Consumption, Natural systems and Water Resources, and Community Resilience and Wellbeing. The [presentation <https://www.santaclaraca.gov/home/showdocument?id=69321>](https://www.santaclaraca.gov/home/showdocument?id=69321) from this workshop has been posted on the CAP webpage on the City's website. Summaries of the responses from the survey and the discussions during the Community Workshop have also been posted on the [CAP webpage. <https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/general-plan/climate-action-plan>](https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/general-plan/climate-action-plan)

A second online survey on the Climate Action Plan will be posted in August to further engage the community in the process.

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### **OUTCOME**

The goal of the study session is to get Commission's confirmation on the recommended GHG target for CAP update. The staff will also seek the Commission's input on the initial action list by asking the

Commission as a whole to indicate their top priority actions and to indicate if there are actions that should not be included in the CAP Update. Given that the Planning Commission's purview is more related to Building and Energy, and Transportation and Land Use, we will discuss actions related to these two focus areas during the study session.

Staff

Reviewed by: Reena Brilliot, Planning Manager

Approved by: Andrew Crabtree, Director of Community Development

**ATTACHMENTS**

1. CAP Measures Status Memo
2. Forecast and Targets Memo
3. Initial Actions List

**TO:** Nimisha Agrawal, City of Santa Clara  
**FROM:** Andrea Martin and Angela Pietschmann, Cascadia Consulting Group  
**SUBJECT:** Progress Analysis of the City of Santa Clara's 2013 Climate Action Plan  
**DATE:** April 2020

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## INTRODUCTION

Cascadia Consulting Group reviewed the City of Santa Clara's 2013 Climate Action Plan (CAP), 2016 and 2018 CAP progress reports, and other related documents to assess the City's progress in implementing CAP measures and reducing greenhouse gases against the recommended baseline. This review was supplemented with a series of interviews in March 2020 with the following City staff and key stakeholders:

- Ann Hatcher - Assistant Director of Electric Utility
- Carol Shariat - Principal Transportation Planner
- Craig Johnson – Building Official
- Dan Sunseri – Fleet Manager
- Dave Staub – Deputy Director of Public Works
- Diane Asuncion- Acting Compliance Manager, Water & Sewer Utilities
- Michelle Templeton – Sustainability Manager
- Shilpa Mehta - Engineering Services Division Manager, Water and Sewer Utilities
- Sudhanshu Jain – Planning Commissioner

The following tables summarize progress to date across the 2013 CAP's 19 climate action measures.

## PROGRESS AS OF MARCH 2020

### FOCUS AREA 1: COAL-FREE AND LARGE RENEWABLES

**Goal:** Eliminate coal from SVP's portfolio and increase use of natural gas and renewable energy.

Ref	Measure	Performance target	Lead Department	2020 Status
1.1	<b>Coal-free by 2020</b> Replace the use of coal in Silicon Valley Power's (SVP) portfolio with natural gas by 2020.	100% of coal power replaced with natural gas.	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> </ul>	<b>Completed.</b> As of January 1, 2018, SVP (1) has completely divested from coal, eliminating the amount of coal in the City's energy mix; and (2) provides all residential customers with carbon-free energy.
1.2	<b>Renewable energy resources</b> Investigate the use of City-owned property for large-scale renewable energy projects.	N/A	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> </ul>	Since the 2013 CAP was adopted, SVP developed a 20 MW wind farm in the Altamont Pass area and a 20 MW solar installation in Kern County.

Ref	Measure	Performance target	Lead Department	2020 Status
1.3	<b>Utility-installed renewables</b> Develop up to five solar PV projects with a total installed capacity of 3 to 5 MW.	New solar PV projects generating a total of 5 MW.	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> </ul>	By 2016, SVP installed 515 kW of solar projects in Santa Clara. Additional projects to date include: Hope Rehabilitation Services (4.0 kW), YMCA of Silicon Valley (30.450 kW), Pacific Autism Center for Education (47.150 kW), Belovida Santa Clara (32.400 kW), Muslim Community Association (35.020 kW). Three additional projects are currently in progress.

## FOCUS AREA 2: ENERGY EFFICIENCY PROGRAMS

**Goal:** Maximize the efficient use of energy throughout the community.

Ref	Measure	Performance target	Lead Department	2020 status
2.1	<b>Community electricity efficiency</b> Achieve City-adopted electricity efficiency targets to reduce community-wide electricity use by 5% through incentives, pilot projects, and rebate programs.	(2020): 159,100 MWh electricity savings.	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> </ul>	<b>Completed.</b> Combined savings from 2008 to 2017 amount to 165,260 MWh of community energy savings through incentives, pilot projects, and rebate programs, exceeding the original goal of 159,100 MWh.
2.2	<b>Community natural gas efficiency</b> Work with community and social services agencies to provide information from Pacific Gas & Electric (PG&E) to promote voluntary natural gas retrofits in 5% of multi-family homes, 7% of single-family homes, and 7% of nonresidential space through strategic partnerships connecting residents and business owners to available financing resources.	1,700 single-family homes, 1,000 multi-family homes, 410 commercial accounts, and 130 industrial accounts complete natural gas efficiency upgrades.	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> <li>PG&amp;E</li> </ul>	While SVP is a municipally owned utility, PG&E is not, making progress on this measure challenging. The City will pursue more effective measures as part of the 2020 CAP update.
2.3	<b>Data centers</b> Encourage new data centers with an average rack power rating of 15 kW or more to identify and implement cost-effective and energy-efficient practices.	10% of new data centers utilizing energy-efficient practices.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	<b>Completed.</b> 100% of new data centers since 2013 have utilized energy-efficient economizers, exceeding the goal of 10% of new data centers.

Ref	Measure	Performance target	Lead Department	2020 status
2.4	<b>Customer-installed solar</b> Incentivize and facilitate the installation of 6 MW of customer-owned residential and nonresidential solar PV projects.	New solar PV projects generating 6 MW in total installed capacity on homes, nonresidential buildings, parking garages, parking lots, and other feasible areas. Equivalent to 900 residential and 330 nonresidential installations.	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> <li>Planning &amp; Inspection</li> </ul>	<b>Completed.</b> 16.1 MW of commercial and residential solar were installed between 2013-2018.
2.5	<b>Municipal energy efficiency</b> Reduce municipal electricity use by 10% through comprehensive energy retrofits of existing equipment and implementation of previously identified energy efficiency projects with a benefit-cost ratio of one or greater.	Replace inefficient equipment in 50% of municipal buildings and facilities. Complete all previously identified cost-effective identified energy efficiency projects.	<ul style="list-style-type: none"> <li>Public Works</li> </ul>	Most City facilities are equipped with energy efficient computers, printers and air-cooled air conditioning units. The City installs/retrofits with LED lighting. When motors, boilers, and chillers are replaced (due to age or condition), the City uses energy efficient models. The City will continue efforts and investigate ways to participate in energy efficient programs.
2.6	<b>Municipal renewables</b> Install 1 MW of solar or other renewables at City-owned facilities.	New solar PV projects generating 1,000 kW in total installed capacity.	<ul style="list-style-type: none"> <li>Public Works</li> </ul>	The City has begun the process of completing this measure; two City facilities have been selected to attain solar panels, the Northside Library and the Police Department building. These solar panels are planned for installation by the end of 2020. The City will continue to determine other City facilities that could install solar panels and reach the goal of 1MW solar installs.



**FOCUS AREA 3: WATER CONSERVATION***Goal: Reduce GHG-intensive water use practices.*

Ref	Measure	Performance target	Lead Department	2020 status
3.1	<b>Urban Water Management Plan targets</b> Meet the water conservation goals presented in the 2010 Urban Water Management Plan to reduce per capita water use by 2020.	Meet the water conservation goals presented in the 2010 Urban Water Management Plan to reduce per capita water use by 2020.	<ul style="list-style-type: none"> <li>Water &amp; Sewer Utilities</li> <li>Planning &amp; Inspection</li> </ul>	<b>Completed.</b> The City saved 6,328 acre-feet (2,060,000,000 gallons) of water from 2008 through 2016.

**FOCUS AREA 4: WASTE REDUCTION***Goal: Increase recycling opportunities for all disposed materials.*

Ref	Measure	Performance target	Lead Department	2020 status
4.1	<b>Food waste collection</b> Support the expansion of existing food waste and composting collection routes in order to provide composting services to 25% of existing restaurants.	Participation of 120 restaurants in Santa Clara.	<ul style="list-style-type: none"> <li>Public Works</li> </ul>	While 124 businesses are currently signed up for the commercial organics program, only 30 are restaurants. However, this total includes hotels, grocery stores, and other businesses with a food service component. The City expects its new relationship with Green Waste Recovery's mixed waste processing facility (beginning in 2021) will be more effective than this measure's attempt to source-separate organics from garbage.
4.2	<b>Increased waste diversion</b> Work with regional partners to increase solid waste diversion to 80% through increased recycling efforts, curbside food waste pickup, and construction and demolition waste programs.	Increase the waste diversion rate from 58% to 80%.	<ul style="list-style-type: none"> <li>Public Works</li> </ul>	The City's current diversion rate is approximately 58%. The City expects its new relationship with Green Waste Recovery's mixed waste processing facility (beginning in 2021) will be more effective than this measure's attempt to increase diversion through source-separation.

**FOCUS AREA 5: OFF-ROAD EQUIPMENT****Goal:** *Ensure efficient operations of off-road equipment.*

Ref	Measure	Performance target	Lead Department	2020 status
5.1	<b>Lawn and garden equipment</b> Support and facilitate a community-wide transition to electric outdoor lawn and garden equipment through outreach, coordination with BAAQMD, and outdoor electrical outlet requirements for new development.	Exchange 1,170 leaf blowers and 130 lawn mowers with electric models.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	As of 2016, only three residents used the program successfully. The program is no longer operational due to limited interest. The City will explore alternative strategies for off-road equipment as part of the 2020 CAP update.
5.2	<b>Alternative construction fuels</b> Require construction projects to comply with BAAQMD best management Practices, including alternative-fueled vehicles and equipment.	30% of construction equipment switches from conventional technologies to hybrid, compressed natural gas (CNG), electric, or biodiesel.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	<p>As of July 2016, 12% of construction equipment (defined as forklifts, backhoes, loaders, rollers, chippers, stump grinders, cranes, concrete saws, and mowers) were upgraded to use alternative fuel technologies, nearly halfway to the 30% conversion target established in the CAP.</p> <p>All development approvals have requirements in their environmental documents to use BAAQMD best management practices, which includes the encouragement of fuel switching to alternative fuels.</p> <p>The City can make further progress on this measure by adding the use of alternative fuels in construction vehicles to the conditions of approval for new development permits and updating project monitoring software to account for the type of fuel used for construction vehicles at each development site. The City conducts pre-construction meetings to review developments' plans prior to construction; to further the progress of this measure; the City can open these meetings to include building and planning staff to ensure completion of CAP measures.</p>

**FOCUS AREA 6: TRANSPORTATION AND LAND USE****Goal:** *Establish land uses and transportation options that minimize single-occupant vehicle use.*

Ref	Measure	Performance target	Lead Department	2020 status
6.1	<b>Transportation demand management program</b> Require new development located in the city's transportation districts to implement a TDM program to reduce drive-alone trips.	TDM reporting results in a 1% overall reduction in citywide VMT, with individual projects achieving a minimum 5% to 10% reduction in VMT based on implementation of TDM best practices.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	Since the CAP's adoption, 46 new developments have been required to have a TDM Plan, and from those, 11 have been constructed and occupied, and two have implemented a TDM plan. The developments are required to create annual reports on their TDM plans to provide information to calculate overall VMT reduction. The City will continue to require TDM Plans in their conditions of approval for all new developments in transportation districts as well as monitor developments' annual report submissions.
6.2	<b>Municipal transportation demand management</b> Develop and implement a transportation demand management program for City employees to encourage alternative modes of travel and reduce single-occupant vehicle use.	Achieve a 20% reduction in commute related VMT from City employees	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	The City has taken steps to start a program by collecting and analyzing baseline data regarding employee commutes. The collected information expressed that 85% of employees drive alone to work resulting in approximately 102 MTCO2 emissions from City employee commutes. The City has also collected information regarding different departments' employee work schedule and has begun compiling possible TDM actions to reduce VMT. With the baseline data for City employee commute patterns, the City can begin development and implementation of targeted TDM measures.
6.3	<b>Electric vehicle parking</b> Revise parking standards for new multi-family residential and nonresidential development to allow that a minimum of one parking space, and a recommended level of 5% of all new parking spaces, be designated for electric vehicle charging.	430 parking spaces in new commercial, industrial, and multi-family development that utilize EV charging stations.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	<b>Completed.</b> The City of Santa Clara completed this measure as of 2018 with 455 charging stations installed in public spaces.

**FOCUS AREA 7: URBAN HEAT ISLAND EFFECT****Goal:** *Mitigate the heat island effect through shading and cooling practices.*

Ref	Measure	Performance metric	Lead Department	2020 status
7.1	<b>Urban forestry</b> Create a tree-planting standard for new development and conduct a citywide tree inventory every five years to track progress of the requirements.	Each new development incorporates a minimum of two shade trees near south-facing windows for a total tree-planting goal of 2,500.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	<b>Completed.</b> The City created a mandatory 2:1 replacement rule for developments, requiring 2 trees to be planted for every 1 tree removed during new construction. The City surpassed this goal by 2016 with the planting of 3,792 trees.
7.2	<b>Urban cooling</b> Require new parking lots to be surfaced with low-albedo materials to reduce heat gain, provided it is consistent with the Building Code.	All new uncovered parking lots and spaces utilize light-colored and/or permeable pavements.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	While the City has not yet required new parking lots to be surfaced with low-albedo materials, the 2019 California Green Building Standards Code includes guidance in its "Non-residential Voluntary Measures."

**NEXT STEPS**

The consultant team will use the updated information summarized above to support development of targets, strategies, and actions in the updated CAP in 2020.

## Memo

**To:** City of Santa Clara  
**From:** Raimi + Associates  
**Date:** 7/28/20  
**Re:** Task 2.3 Recommend and Forecast GHG Targets

---

The following memorandum summarizes the greenhouse gas (GHG) forecasts developed by Raimi + Associates for the City of Santa Clara through 2050 and presents recommendations for GHG reduction targets to be incorporated into the updated Climate Action Plan. Our review assesses the City's GHG emissions trends, the City's current emissions profile, and community focus group input.

### Key Findings

- Projections based on ABAG demographics data show that by 2050, the City's population is estimated to grow by 28% and the number of jobs in the city is estimated to increase by 172% from 2016.
- In 2016, nonresidential energy use accounted for 61% of total emissions.
- The Business-as-Usual forecast shows GHG emissions are projected to increase by 126% in 2050 from 2008 baseline levels.
- The Adjusted Business-as-Usual forecast shows GHG emissions are projected to decrease by 45% in 2050 from 2008 baseline levels.
- Initial community outreach demonstrates support for adopting State emissions targets (40% reduction in GHG emissions by 2030 and 80% by 2050 or carbon neutrality by 2045), at a minimum.

### California's Regulatory Landscape

California has been a leader in climate action since early 2000. AB 32 set California's first GHG target to reduce emissions to 1990 levels by 2020. Greenhouse gas reduction targets can be defined as emission reduction levels that governments set out to achieve by a specified time. In this memo, the terms goals and targets are used interchangeably; however, the term "goals" is also used to refer to desired climate action achievements more broadly. California is on track to exceed its 2020 climate target, while the economy continues to grow. SB 32 extended the goals of AB 32 and established a mid-term 2030 goal of reducing emissions 40% from 2020 levels and a long-term goal of reducing emissions 80% by 2050. In 2018, Executive Order B-55-18 set the target of statewide carbon neutrality by 2045.

The reduction targets specified by the State are consistent with substantial scientific evidence published by the IPCC and the United Nations Framework Convention on Climate Change (UNFCCC) regarding the need to ultimately reduce global GHG emissions down to 80% below 1990 levels by 2050. This consistency is important for creating a "qualified" CAP. The concept of having a "qualified" CAP means that a CAP meets the criteria specified in CEQA Guidelines Section 15183.5(b) for a plan for the reduction of greenhouse gas emissions, such that a



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“qualified” CAP may then be used for the specific purpose of streamlining the analysis of GHG emissions in subsequent projects. Local governments have discretion on what levels or targets are established in a “qualified” CAP, provided they are based on substantial evidence.

Furthermore, some GHG reduction measures applicable to new development can be implemented through codes, ordinances, or other rating systems. GHG reduction measures in a CAP that are determined to be applicable at the project-level and could be used for tiering by future projects should be specified as mandatory in the CAP (through building performance standards or building code requirements, for example), and not as voluntary measures that may not be enforced during development review. Ultimately, local agencies should put forth their best efforts to make sure that GHG reductions associated with the primary measures in a CAP are quantifiable and based on substantial evidence.

## 2050 Emission Forecasts

R+A developed two emissions forecasts through the year 2050, Business-as-Usual (BAU) and Adjusted Business-as-Usual (ABAU), to show future emissions trends for the City of Santa Clara. The forecast is based on changes to the number of people who live and work in Santa Clara. As the population grows and there are more jobs in the community, there will be an increase in the amount of energy used, vehicle miles traveled (VMT), trash generated, and other activities that produce GHG emissions. R+A utilized the City’s most recent GHG inventory from 2016 and demographics projections from the Association of Bay Area Government’s (ABAG) Plan Bay Area program. Table 1 shows the assumed demographic changes.

**Table 1. Santa Clara Demographics Projections (2020-2040)**

	2020	2025	2030	2035	2040	2045	2050
<b>Population</b>	131,655	137,215	142,425	151,715	159,500	167,285	175,070
<b>Jobs</b>	143,565	151,310	165,255	169,590	170,575	171,560	172,545
<b>Housing Units</b>	50,505	51,590	52,675	55,720	58,190	60,660	63,130
<b>Service Population</b>	275,220	288,525	307,680	321,305	330,075	338,845	347,615

The Business-as-Usual forecast shows how the City’s emissions would change over time due to projected growth without any climate action at the local or State levels. Climate action is the implementation of various strategies and measures that reduce greenhouse gas emissions. Strategies and measures are programs, policies, or standards that reduce the GHG emissions of activities (i.e. minimum energy efficiency standards for appliances or Transportation Demand Management programs). The analysis shows that the City’s BAU emissions are projected to increase from 1,862,824 MTCO<sub>2</sub>e in 2008 to 4,246,957 MTCO<sub>2</sub>e in 2050, a 126% increase. Table 2 shows the forecasted emission levels for each sector in future years.

**Table 2. Forecasted Business-as-Usual Total Annual Community GHG Emissions 2020-2040 (in MTCO2e)**

Sector	2008	2016	2020	2025	2030	2035	2040	2045	2050	Percent Change (2008-2050)
Residential electricity	68,818	60,132	65,370	66,775	68,179	72,120	75,317	78,514	81,711	19%
Residential natural gas	84,279	72,780	79,120	80,820	82,519	87,290	91,159	95,029	98,898	17%
Residential Energy	153,200	132,912	144,490	147,594	150,698	159,410	166,476	173,543	180,609	18%
Nonresidential electricity	805,360	980,317	2,364,897	2,364,897	2,582,851	2,650,604	2,665,999	2,681,394	2,696,789	235%
Nonresidential natural gas	304,181	99,945	228,764	241,106	263,326	270,234	271,804	273,373	274,943	-10%
Nonresidential Energy	1,109,541	1,080,262	2,593,662	2,606,003	2,846,177	2,920,838	2,937,803	2,954,768	2,971,732	168%
On-Road Transportation	523,000	505,989	774,137	811,561	865,440	903,764	928,432	953,101	977,769	79%
Landfilled Waste	36,686	38,744	56,861	59,610	63,568	66,382	68,194	70,006	71,818	96%
Wastewater Treatment	9,200	24,292	35,651	37,375	39,856	41,621	42,757	43,893	45,029	389%
Off-Road	31,300	8,634	-	-	-	-	-	-	-	
<b>TOTAL</b>	<b>1,862,824<sup>1</sup></b>	<b>1,790,833<sup>2</sup></b>	<b>3,604,801</b>	<b>3,662,143</b>	<b>3,965,739</b>	<b>4,092,016</b>	<b>4,143,663</b>	<b>4,195,310</b>	<b>4,246,957</b>	<b>126%</b>

<sup>1</sup> Difference in emissions from 2013 CAP due to addition of business waste tonnage.

<sup>2</sup> Difference in emissions from 2018 CAP progress report due to addition of business waste tonnage and off-road emissions.

It is important to note that the BAU forecast may overestimate the emissions due to electricity because it assumes the utility's emission factor from 2016 remains constant. The carbon intensity of SVP energy in 2016 was significantly higher than subsequent years because the utility still procured energy from a coal-fired power plant. SVP exited this coal contract in 2017, which greatly reduced their emissions. R+A will update this forecast with a more realistic emissions factor if one becomes available.

Additionally, the Adjusted Business-as-Usual (ABAU) forecast is presented to show how Santa Clara's emissions are anticipated to change accounting for the impacts of adopted State policies if no action is taken at the local level. There are four major policies that the State has adopted to reduce GHG emissions at the local level:

1. **Renewables Portfolio Standard (RPS):** This law requires that electrical utilities provide an increased amount of electricity from eligible renewable sources. SB 100 requires that 33% of electricity sold by utilities in 2020 be renewable, 60% be renewable in 2030, and 100% be carbon-free in 2045.

2. **Title 24:** Title 24 is the set of regulations that specifies how new buildings must be constructed, including specifying minimum energy efficiency standards. These standards are updated triennially to be more stringent. California has set a goal for zero-net energy new construction by 2030.
3. **Clean Car Standards:** These standards require that vehicles sold in California meet minimum fuel efficiency requirements, and that fuel sold in the state emits less GHGs during production and use.
4. **SB 1383:** This law requires that food scraps and other organic material is diverted from landfill disposal. The State goal is that 75% of organic material is diverted from landfill by 2025.

The measures listed above and their associated GHG reductions are counted toward Santa Clara's overall community emissions reductions and progress towards targets. Based on the results of the ABAU forecast, emissions are expected to fall from 1,862,824 MTCO<sub>2</sub>e in 2008 to 1,028,249 MTCO<sub>2</sub>e in 2050, a decrease of 45%. Table 3 shows the forecasted ABAU emission levels for each sector in future years. The ABAU forecast illustrates the importance of supporting the State's climate targets to reduce emissions statewide and kickstart local actions.

**Table 3. Forecasted Adjusted Business-as-Usual Total Annual Community GHG Emissions 2020-2050 (in MTCO<sub>2</sub>e)**

Sector	2008	2016	2020	2025	2030	2035	2040	2045	2050	Percent Change (2008-2050)
Residential electricity	68,818	60,132	25,711	20,646	18,559	15,612	11,193	6,747	1,892	-97%
Residential natural gas	84,279	72,780	76,521	80,123	81,823	85,334	89,573	93,442	97,311	15%
Residential Energy	153,200	132,912	102,232	100,768	100,382	100,946	100,766	100,189	99,203	-35%
Nonresidential electricity	805,360	980,317	629,907	716,787	676,169	578,692	401,943	233,583	63,257	-92%
Nonresidential natural gas	304,181	99,945	157,914	234,318	251,105	266,435	270,940	272,519	274,079	-10%
Nonresidential Energy	1,109,541	1,080,262	787,820	951,105	927,274	845,127	672,883	506,093	337,336	-70%
On-Road Transportation	523,000	505,989	593,606	511,767	480,335	470,138	458,688	477,609	491,181	-8%
Landfilled Waste	36,686	38,744	56,861	48,074	51,271	53,546	55,010	56,474	57,938	58%
Wastewater Treatment	9,200	24,292	35,374	37,085	39,547	41,298	42,425	42,572	42,590	363%
<b>TOTAL</b>	<b>1,862,821</b>	<b>1,790,833</b>	<b>1,575,894</b>	<b>1,648,799</b>	<b>1,598,809</b>	<b>1,511,055</b>	<b>1,329,771</b>	<b>1,182,936</b>	<b>1,028,249</b>	<b>-45%</b>

## Community Input

Over the first week of April 2020 Raimi + Associates hosted a series of stakeholder focus group calls in lieu of the first Community Workshop for the Climate Action Plan Update. The first series of focus groups were held as online webinars. Overall, R+A spoke with 10 community members representing various community organizations, sectors, and opinions. Each focus group was asked the following questions:



1. What climate issues are important to you and your industry/organization?
2. What does a climate friendly Santa Clara look like to you?
3. How much should Santa Clara strive to reduce its emissions? How ambitious should the City be relative to peer cities?
4. Should the City apply the existing State targets? 50% by 2030? 80% by 2050? or carbon neutrality by 2045?
5. What barriers or challenges do you think could prevent the City from reaching its emissions reduction targets?
6. What do you see as Santa Clara's biggest climate threat?

Overall, participants on the focus group calls were generally excited to hear the City of Santa Clara was updating its CAP and making climate action a priority for the City. However, many expressed a lack of knowledge about the topic and ways to reduce emissions. Common themes from across each sector are summarized below:

- Current imbalance between the number of jobs and housing units – there is a need for housing in the City to balance the large number of jobs and to improve regional mobility and mobility options. By 2040, the jobs to housing ratio will be almost 3:1.
- Lack of knowledge and awareness about the City's current climate action efforts and future GHG reduction strategies
- As companies establish their own climate goals, SVP's ability to provide an increasing amount of carbon-free energy or collaborate with companies on renewables solutions will be critical for business retention
- Santa Clara's GHG reduction targets should be aligned with peer cities and State regulation
- The City should consider sector-specific targets and total annual and per capita GHG targets
- Any near-term targets should set the City up to achieve long-term targets
- Climate related threats include: sea level rise, lack of awareness, lack of city/regional coordination, and political will

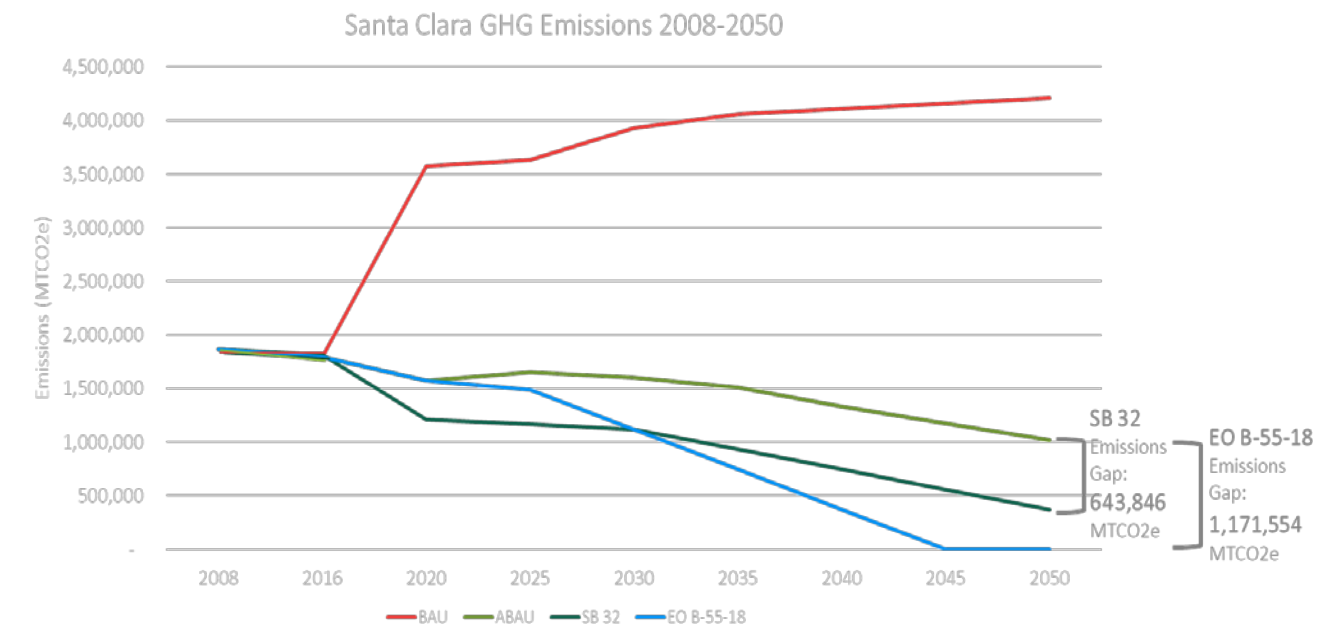
## Recommended GHG Targets

Based on the review of the City's GHG forecasts and community input, there are four options for climate targets.

**Option 1:** Santa Clara adopts the goal of carbon neutrality by 2045. This target is based on Former Governor Brown's Executive Order B-55-18, which is likely to become law based on the State's current trends and actions around climate change. Many local jurisdictions have already adopted the goal of carbon neutrality including the cities of Fremont, San Luis Obispo, Sacramento, Menlo Park, and the County of Santa Clara. Furthermore, this target would create a stronger basis on which to qualify the CAP in terms of CEQA and provide for future streamlining and tiering of projects. By 2045, the City would need to implement additional local climate action measures to close the 1,171,554 MTCO<sub>2</sub>e emissions gap. This is the recommended option because it aligns the City with the State as well as its peer cities in the Bay Area and cities across California.

**Option 2:** Santa Clara adopts the State's emissions reduction targets set forth in SB 32. These targets include a mid-term and long-term goal of reducing GHG emissions 40% below baseline levels by 2030 and 80% by 2050. Figure 1 shows the City's emissions gap between the BAU, ABAU, and state emissions targets through 2050. Reductions resulting from the State policies included in the ABAU forecast count toward Santa Clara's overall emissions reductions. The City should adopt measures in their CAP that close the gap in emissions between ABAU and State target emissions, 643,846 MTCO<sub>2</sub>e by 2050.

**Figure 1. Graph showing the City's Emissions Gap between BAU, ABAU, and State Emissions Targets**



**Option 3:** Demonstrate leadership by setting a target in excess of State guidance. For example, carbon neutrality by 2035. This is a realistic goal for some cities that have access to 100% carbon-free and/or renewable electricity. Thus, the implications for Santa Clara would be to aggressively transition SVP to procuring carbon-free energy, which would be difficult due to existing energy generation infrastructure, contracts, and pricing structures.

**Option 4:** Set a target that is less than the State's emissions reduction goals. For example, 50% reduction in baseline GHG levels by 2050. There is currently no requirement that the City match the State's climate goals and there are currently no repercussions for not meeting these targets. Although setting a lower target is an option available to the City, there are some drawbacks and it is not recommended. If the City were to set GHG reduction targets less than those adopted by the State, the CAP would not be eligible for CEQA streamlining so responsibility would fall on individual projects to demonstrate that their mitigated impacts are in alignment with State GHG standards, which can be very burdensome, including for City projects.

In addition to thinking about these reduction targets as total reductions in the community's overall emissions, to acknowledge Santa Clara's projected growth in population and jobs through 2050, these forecasts and targets can be expressed as per capita and per service population estimates. Table 4 presents the BAU, ABAU, and State targets in terms of Santa Clara's projected population and service population.

**Table 3. Forecasted Per Capita and Per Service Population Annual Community GHG Emissions 2020-2050 (in MTCO2e)**

		2020	2025	2030	2035	2040	2045	2050	Percent Change (2008-2050)
<b>Business-as-Usual</b>	Per Capita	27.14	26.45	27.60	26.73	25.74	24.85	24.03	45%
	Per Service Population	12.98	12.58	12.77	12.62	12.44	12.27	12.10	4%
<b>Adjusted Business-as-Usual</b>	Per Capita	11.97	12.02	11.23	9.96	8.34	7.00	5.81	-65%
	Per Service Population	5.73	5.71	5.20	4.70	4.03	3.46	2.92	-75%
<b>SB 32</b>	Per Capita	9.20	8.48	7.85	6.14	4.67	3.34	2.13	-87%
	Per Service Population	4.40	4.04	3.63	2.90	2.26	1.65	1.07	-91%
<b>B-55-18</b>	Per Capita	11.97	10.86	7.85	4.91	2.34	-	-	-100%
	Per Service Population	5.73	5.17	3.63	2.32	1.13	-	-	-100%

The consultant team is recommending that the City adopt Option 1, the State’s emissions reduction targets set forth in Executive Order B-55-18, which best positions it to adapt to future State climate guidance and regulations. As the CAP update process continues and climate action measures are identified, the consultant team will determine whether it would be helpful for the City to incorporate sector or measure specific goals (i.e. incorporate specific mode split goals from the City’s Bicycle Plan) into the CAP.

## **Sources**

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<https://efiling.energy.ca.gov/GetDocument.aspx?tn=205065&DocumentContentId=21592>

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City of Santa Clara 2008 and 2016 Community Inventories

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US Census Bureau American Factfinder:

[https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_17\\_5YR\\_DP04&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP04&prodType=table)

US Census Bureau On the Map: <https://onthemap.ces.census.gov/>

To: Nimisha Agrawal, City of Santa Clara

From: Andrea Martin, Cascadia Consulting Group

Date: August 20, 2020

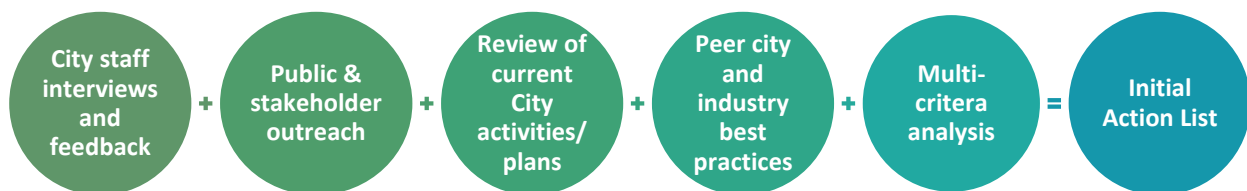
Subject: **Initial Actions List for City of Santa Clara Climate Action Plan Update**

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## Introduction

This memorandum presents the initial list of actions for consideration in the Climate Action Plan (CAP) Update. This action list represents the culmination of an iterative development and review process that included interviews with City staff, outreach to targeted stakeholders and the public, a review of current City planning documents and activities, consideration of peer city and industry best practices, and a qualitative multi-criteria prioritization analysis (see Figure 1 below).

Figure 1. Development and Review Process for Initial Action List Development



## Focus Areas

The initial action list is organized into the following focus areas:








## Multi-Criteria Analysis

The criteria evaluated through the multi-criteria analysis (MCA) are presented in Table 1 below. Criteria were assigned relative weights based their perceived importance in meeting CAP objectives.

For each potential action, the consultant team assigned numerical rankings of 1 to 5 based on how well the action aligned with that criterion (1=very low alignment and 5= very high alignment). These rankings then underwent a weighted summation based on the criterion's assigned weight to arrive at an overall priority score for each action. The initial action list presented in this memorandum presents the top priority actions identified through this process.

**Table 1. Criteria Evaluated in the Multi-Criteria Analysis of Potential Actions**






	Criterion	Weight	Definition/Subcriteria
	Impact	0.3	How likely is it the action will work to address plan goals and targets?
			Is the action addressing a major sustainability need (e.g., high GHG emissions source)?
	Cost-effectiveness	0.2	How affordable is the action to residents/businesses?
			How affordable is the action to the City of Santa Clara?
	Feasibility	0.2	Is there strong support for action from the resident and business community?
			Are there regulatory, political, or technological constraints?
	Equity	0.2	Do the benefits of the action reduce historical or current disparities among communities of color, low-income populations, and/or front-line populations?
	Co-benefits or synergies:	0.1	Does the action address multiple goals, other City or community objectives, and/or other City/community plans?
	<b>TOTAL</b>	<b>1.0</b>	

An example of how these criteria rankings result in action priority scores is presented below. Below are two actions Cascadia evaluated to prepare the City of Everett's (WA) CAP. While both actions have the same impact, cost-effectiveness, and co-benefits scores, the second action is substantially more feasible and somewhat more equitable. As a result, the second action received an overall higher score and better achieves Everett's climate action goals.






Action						Priority Score
<b>Advocate for regional congestion pricing authority.</b>	4	4	2	1	3	2.6
<b>Accelerate "Complete Streets" policy implementation.</b>	4	4	4	2	3	3.4






## Buildings & Energy

### STRATEGY 1: SHIFT TO ELECTRIC FUELS IN NEW AND EXISTING BUILDINGS TO ACHIEVE ZERO-NET CARBON BUILDINGS.






Action	Description						Priority Score
<b>Electrification incentives</b>	Expand current financial incentives to accelerate electrification in new and existing buildings. Rebates could be structured by income level and prioritized for rental units to be used for panel upgrades, passive home design features, electric appliances, heat pumps, and renewable energy generation coupled with storage.	3.5	3	3.5	4	2	3.4
<b>Electrification outreach</b>	Continue to promote commercial and residential energy efficiency and electrification through education and outreach.	2	3.5	4.5	4	3	3.3
<b>Electrification retrofit upon sale</b>	Provide electric panel upgrades upon sale for low-rise residential, and small multifamily and commercial buildings to facilitate the transition to clean electricity buildings and vehicles.	3.5	3.5	2	3	3	3.1
<b>Municipal Electrification Action Plan</b>	Work with regional energy partnerships to develop and implement an Electrification Action Plan for City facilities. This will include new and existing buildings, incorporate strategies to address energy storage, focus on highlighting any hurdles or solutions that would be applicable to the broader community, and leverage existing rebates.	2	3	3	3	5	2.9

### STRATEGY 2: MANAGE ENERGY DEMAND AND IMPROVE ENERGY EFFICIENCY.

Action	Description						Priority Score
<b>Municipal energy retrofits</b>	Continue to conduct comprehensive energy retrofits of existing City equipment and implementation of previously identified energy efficiency projects with a benefit-cost ratio of one or greater.	2	5	3.5	3	3	3.2
<b>Equitable clean energy</b>	Continue to provide free home-energy audits and upgrade incentives for low-income households and affordable housing developers and property owners.	2	3.5	4	4	3	3.2

Action	Description						Priority Score
<b>Energy-efficient &amp; electric-ready building code</b>	Update local building code to increase energy efficiency standards and require electric-ready construction (e.g., electric wiring at appliance locations).	3	3.5	3	3	3	3.1
<b>Pilot distributed energy resources at the City</b>	Pilot technologies like energy storage, vehicle-to-grid charging stations, web-enabled devices and microgrids within City facilities evaluate their ability to reduce utility costs and carbon emissions.	2.5	3	2.5	3	4	2.9






### STRATEGY 3: MAXIMIZE RENEWABLE ENERGY GENERATION AND STORAGE CAPACITY.

Action	Description						Priority Score
<b>City-owned renewable energy projects</b>	Continue to investigate the use of City-owned property for additional large-scale renewable energy projects.	5	3	3.5	3	4	3.8
<b>Renewable installations at municipal facilities</b>	Install solar or other renewables at City-owned facilities.	3.5	3.5	3	3	3	3.3
<b>Property owner access to renewable energy generation &amp; storage</b>	Expand financial assistance options to residents to increase the implementation of renewable energy generation systems and energy storage infrastructure, including streamlining of project permitting and developing a solar grant program.	3.5	3	3.5	3	3	3.3
<b>Promote grid improvements for SVP</b>	Work with SVP on accelerating improvements to the energy grid or storage to ease the transition to renewable energy. These improvements may include subsidy and grant programs for electrification in existing buildings to reduce the cost of battery storage and electric vehicle charging/storage system installations.	3.5	3	3.5	3	3	3.3













## Transportation & Land Use

### STRATEGY 1: TRANSITION VEHICLES TO ELECTRIC ALTERNATIVES.






Action	Description						Priority Score
<b>Implement EV Blueprint</b>	Implement the EV acceleration program in SVP's EV Blueprint.	3	3	4	3	4	3.4
<b>Multi-family EV chargers</b>	Require all new multi-family units to install, at a minimum, Level 2 EV chargers at 10% of parking spaces and level 1 EV chargers at 40% of parking spaces.	3	3	4	3	4	3.3
<b>Commercial EV chargers</b>	Require all new commercial units to install level 2 and level 1 chargers at of parking spaces with a minimum of 30% of spaces to be EV capable.	2.5	4	3	3	3	3.3
<b>Electrification of municipal fleet</b>	Adopt a policy requiring a minimum percentage of new standard light-duty, medium-duty, and heavy-duty City fleet vehicles to be electric vehicles or use alternative fuels.	2.5	2.5	3	3	3	3.1
<b>Heavy duty electric trucks</b>	Partner with businesses and industries to accelerate transition of heavy duty trucks to electric through incentives or local tax credits.	3	3	4	3	4	2.8

### STRATEGY 2: EXPAND USE OF NON-SOV TRANSPORTATION MODES.

Action	Description						Priority Score
<b>Pedestrian and Bicycle Master Plan</b>	Fund and accelerate implementation of the Pedestrian Master Plan and Bicycle Master Plan, focusing on 1) closing gaps in the bicycle network with a focus on high demand arterials; 2) installing painted buffers and physical buffers on high stress roadways; and 3) implementing spot improvements in high traffic areas (e.g., bicycle detection, parking, and wayfinding elements).	3	3	4	3	4	3.3
<b>Improve curb management</b>	Incentivize projects that optimize curbside areas for low-carbon modes and reduce VMT, such as designated rideshare parking and loading zones, scooter and bike share docks, bike parking, electric vehicle charging stations, and autonomous vehicle loading zones.	3	3	4	3	4	3.3






Action	Description						Priority Score
<b>Improve bike mobility</b>	Increase public access to bikes, including electric bikes, implementing a bikeshare program, expanded bike parking, electric bike rebates, and other opportunities. The City should look to prioritize low stress facilities to encourage increased ridership.	3	3	4	3	4	3.3
<b>Transit gap and improvement study</b>	Partner with VTA to conduct a public transit gap study to increase transit use within the City.	2.5	3	3.5	4	3	3.2

### STRATEGY 3: ADVANCE SUSTAINABLE LAND USE.






Action	Description						Priority Score
<b>TDM requirements</b>	Require plans for reducing vehicle miles traveled for all new developments over a square footage threshold (i.e., transportation demand management plans).	4	2.5	3.5	3	4	3.4
<b>Target sustainable development in underutilized commercial strips</b>	Expand on SB50 to require higher density development in underutilized commercial strips. These developments should include increased building heights, allowing projects to build out to approved densities, zoning changes to higher-density mixed residential, and consider opportunities for mixed land use and/or transit oriented development. Quantify the net benefits of specific plans.	3.5	2.5	3.5	3	4	3.3
<b>Transit-oriented development</b>	Create standards and/or incentives to facilitate transit-oriented development (TOD) in transit centers such as the Santa Clara BART station.	2	3	3.5	3	4	2.9
<b>City-owned telecommuting centers</b>	Expand the use of City-owned facilities such as libraries to enhance community and City employee telecommuting options.	2	3	4.5	3	2	2.9






## Materials & Consumption

### STRATEGY 1: INCREASE WASTE DIVERSION.






Action	Description						Priority Score
<b>Comply with state solid waste ordinances</b>	Comply with state solid waste ordinances, including AB1826, AB341, and SB1383.	4	2	3.5	4	4	3.5
<b>Waste diversion pricing signals</b>	Explore or promote existing incentives for recycling and composting and discourage landfill waste; for example: --University of California Cooperative Extension Compost Education program. --Environmental Days provided by Recology, household hazardous waste drop-off events, and battery recycling stations at City Hall, Corp Yard, and Fire Stations. --Collect used motor oil/oil filters/batteries/CFLs curbside. --Recyclestuff.org. --Countywide Bring Your Own Cup campaign, Reusable vs. Disposable, A La Carte, and South Bay Green Gardens.	3	3	3.5	3	2	3.0
<b>C&amp;D requirements</b>	Expand requirements for C&D waste diversion beyond the current 5,000 square foot minimum project size.	3	3.5	4	2	2	3.0

### STRATEGY 2: REDUCE LANDFILLED FOOD WASTE.

Action	Description						Priority Score
<b>Technical assistance to top food generators</b>	Provide education, outreach, and technical assistance to top food producers such as hotels, hospitals, corporate cafeterias, and campuses to prevent food waste, increase surplus food donations, and comply with SB1383. Options include food waste tracking software and food donation pickup services.	4	2.5	4	4	4	3.7






Action	Description						Priority Score
<b>Food recovery and donation</b>	Continue to partner with local agencies to implement an Edible Food Recovery Program as required under SB 1383. Establish an excess edible food baseline and then assist food recovery organizations in establishing pickup and redistribution.	3	3.5	4	4	4	3.6
<b>Food recovery organization partnerships</b>	Participate in regional partnerships for promoting food waste reduction, recovery, and security, such as Loaves and Fishes, A La Carte, Silicon Valley Food Recovery, Second Harvest of Silicon Valley, and the Santa Clara County Food System Alliance.	3	3.5	4	4	4	3.6

### STRATEGY 3: ENHANCE SUSTAINABLE PRODUCTION AND CONSUMPTION.






Action	Description						Priority Score
<b>Reuse of salvageable building materials</b>	Promote organizations in Santa Clara County that process and sell salvageable building materials to building contractors.	2	4	4	4	3	3.3
<b>City property consumption and waste diversion</b>	In all City contracts and event permits, require that all third-party vendors provide and utilize compostable and/or reusable food service items to serve 50 or more people, and provide recycling and composting infrastructure.	3	3.5	4	3	2	3.2
<b>Municipal Sustainable Procurement Policy</b>	Implement a municipal Sustainable Procurement Policy to prioritize improvements for the highest emissions reduction impact purchasing decisions within each department, including vehicle and fuel purchases and low-carbon concrete.	3	3	4	3	2	3.1
<b>Carbon-smart building materials</b>	Educate architects, designers, and contractors to enable and promote carbon-sequestering building materials in new construction and renovations. This could include requirements for the disclosure and/or limit the embodied carbon emissions of buildings through whole-building or material specific policies.	2.5	3	4	3	3	3.1
<b>Support for schools on low-carbon alternatives and solutions</b>	Partner with Santa Clara Unified School District to implement low-carbon solutions. This may include working with the schools on energy efficiency and electrification, waste reduction and recycling, and sustainable purchasing.	2.5	3.5	4	3	2	3.1

## Natural Systems & Water Resources






### STRATEGY 1: INCREASE TREE CANOPY COVER

Action	Description						Priority Score
<b>Right-of-way tree planting</b>	Require residential tree planting in the right-of-way (between sidewalk and road) at time of sale.	3.5	2.5	3	4	3	3.3
<b>Tree rebate program</b>	Support private property planting of trees on currently paved surfaces through partnerships with current programs such as Our City Forest. Advertise services on the City website.	3	3.5	4	3	2	3.2
<b>Plan for retiring trees and sidewalk uplift</b>	Update City Tree Ordinance to address retiring trees and unintended consequences such as sidewalk uplifts.	2	3	4	4	3	3.1

### STRATEGY 2: ENHANCE ECOSYSTEM RESILIENCE.






Action	Description						Priority Score
<b>Carbon farming on open space lands</b>	Partner with resource conservation districts to increase carbon farming, creek restoration, wetland restoration, and local offset opportunities in open space lands.	4	3.5	4	3	4	3.7
<b>Partnerships for compost management</b>	Establish partnerships with organizations such as conservation districts to manage and utilize compost products from organics processing in compliance with SB1383.	3.5	3.5	4	3	3	3.5
<b>Tree planting guide</b>	Support local organizations (e.g., ReScape California) in developing a planting guide that prioritizes increasing available soil, carbon sequestration, resilience, and other equitably-distributed co-benefits. The guide could include information on native and climate-adaptive plants, how to properly apply compost and mulch, reducing synthetic fertilizers to support soil health, how to store more water in the ground, and how to store carbon in soil, plants, and trees.	1	3.5	4	3	2	2.6

### STRATEGY 3: IMPROVE WATER SUPPLY & CONSERVATION.





Action	Description						Priority Score
<b>Incentives for community water fixture retrofits</b>	Encourage participation in Santa Clara Valley Water District's water conservation rebate programs. Expand the City's rain barrel and landscape rebate programs.	3	3.5	4	4	2	3.4
<b>Fixture replacement</b>	Expand replacement of inefficient water fixtures and appliances in high-end sectors (i.e., commercial, multi-family, and single-family).	3	3.5	4	4	2	3.4
<b>Water data accessibility</b>	Facilitate the sharing of geospatial data from the Silicon Valley 2.0 tool with Valley Water and the owners of the Regional Wastewater Facility.	3	3.5	4	3	3	3.3
<b>Water-efficient landscaping requirements</b>	Expand requirements for water-efficient landscaping practices, including requirements for cooling (trees, green roofs).	4	2.5	3	3	4	3.3
<b>Diversify the community water portfolio</b>	Continue collaboration with agency partners such as South Bay Water Recycling, Valley Water, BAWSCA, and SFPUC to diversify water supply portfolio and expand current sources. Diversified water portfolio towards drought resiliency could include utilizing a varying mix of surface and groundwater and requiring the increased use of recycled urban water in applicable sectors (e.g., irrigation, groundwater recharge, dual pump, cooling towers).	3.5	3	3	3	2	3.1
<b>Require recycled water connections for new development</b>	Require the use of recycled water for all non-potable uses where recycled water is available, per City Code 13.15.160. Require all new development where applicable to connect to the recycled water distribution system in order to provide recycled water for approved uses at the development site.	3.5	3	3	3	2	3.1

## Community Resilience & Wellbeing

### STRATEGY 1: IMPROVE COMMUNITY RESILIENCE.

Action	Description						Priority Score
<b>Community resilience networks</b>	Support neighborhood-based organizations and businesses in development of Neighborhood Resilience Hub Programs to prepare residents and respond to climate change. Identify suitable locations for resilience hubs, cooling centers, disaster assistance and supplies. These locations will also need to develop backup power sources in the event of a power outage.	3.5	3	4	4	4	3.7
<b>Homeless support</b>	Expand support services to people experiencing homelessness during all extreme weather and hazard events (e.g., extreme heat, flooding, wildfires).	3	3	3	5	4	3.5
<b>Community climate action grant</b>	Establish an annual micro-grant program to support local citizen-led projects and programs that will reduce emissions, adapt to climate change, and enhance equity.	2.5	4	4	4	3	3.5
<b>Incentives for adaptation upgrades</b>	Offer rebates and/or other financial incentives to encourage adaptation upgrades (e.g., cool roofs, green roofs, cool pavement) and installation of low-emissions space-cooling devices (e.g., ceiling fans, heat pumps), which increase resilience cost-effectively and with a lower environmental impact.	3	3	4	3	2	3.1

## STRATEGY 2: PREPARE FOR CLIMATE CHANGE.

Action	Description						Priority Score
<b>Restrict high-hazard development</b>	Restrict development in high-hazard areas.	3.5	4	4	3	3	3.6
<b>On-site &amp; natural stormwater systems</b>	Integrate natural stormwater systems within site and building design to expand on-site stormwater management capacity.	3.5	3.5	4	3	3	3.5
<b>Reduce urban-wildland fire risk</b>	Reduce wildfire risk in natural landscapes by investigating opportunities within zoning, home construction, and fire safe building and landscape codes for the urban-wildland interface. Ensure that vegetation management incorporates habitat management principles.	3	3.5	4	3	3	3.3
<b>Low-albedo parking lots</b>	As part of conditions of approval, require new parking lots to be surfaced with low-albedo materials to reduce heat gain during extreme heat events and to reduce energy consumption related to cooling.	3.5	3	4	3	2	3.3
<b>Climate Resilience Capital Improvement Program (CIP)</b>	Revise design standards to require climate considerations in development of discretionary CIP projects. Ensure that the infrastructure being developed will be designed with forecasted changes in climate (precipitation, temperature, wildfire, sea level rise) in mind.	3.5	3	3.5	3	2	3.2
<b>Planned retreat strategies</b>	Identify and consider relocation opportunities for critical facilities (i.e., planned retreat for structures at risk of recurring damages).	3	3.5	3	3	3	3.1





# Planning Commission Study Session

## **Climate Action Plan Update**

**August 26, 2020**



# Study Session Goals

- Progress update on the adopted measures in the 2013 CAP
- Confirmation on the recommended Greenhouse Gas (GHG) target
- Feedback on the initial actions list

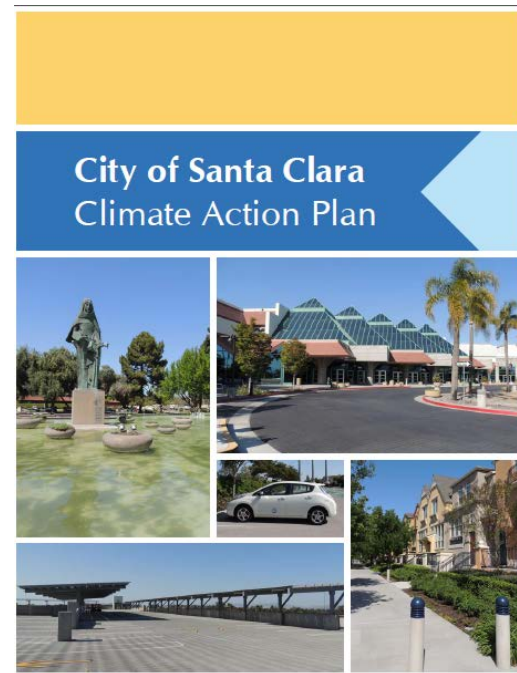




# Background

## Current Climate Action Plan

- Implements the City's sustainability and environmental quality Goals and Policies
- Adopted in December 2013
- Reduction target of 15 percent below 2008 levels through year 2020





# Background

## Why the Update?

- Extend the City's Greenhouse Gas (GHG) reduction goals through 2030, consistent with current AB32 targets
- Having a qualified CAP means CEQA streamlining benefits
- Address new State requirements





# Regulatory Background

- **AB32, SB32:** Reduce emissions 40% below 1990 levels by 2030 and 80% below 1990 levels by 2050
- **EO B-55-18:** Statewide carbon neutrality by 2045.
- **California Renewable Portfolio Standard Program:** Requirements for increased amount of electricity from eligible renewable sources.



# Regulatory Background

- **CBSC Energy Efficiency standards:** Title 24, the California Building Standards Code (CBSC). California has set a goal for zero-net energy new construction by 2030
- **California Clean Car Standards:** Requirements for minimum fuel efficiency and reduced GHGs during production and use
- **SB 1383 (2016):** State goal of 75% of organic material diverted from landfills by 2025





# CAP Progress Update- 2020

- Several interviews with city staff, and key community and business stakeholders
- CAP measures status memo prepared
- 7 out of the 19 measures in the 2013 CAP have been completed



# CAP Update: Forecast and Targets

- Analyzed City's Greenhouse Gas (GHG) emission trends
- Series of focus group interviews with City staff and key stakeholders
- Key findings summarized in the Forecast and Targets Memo

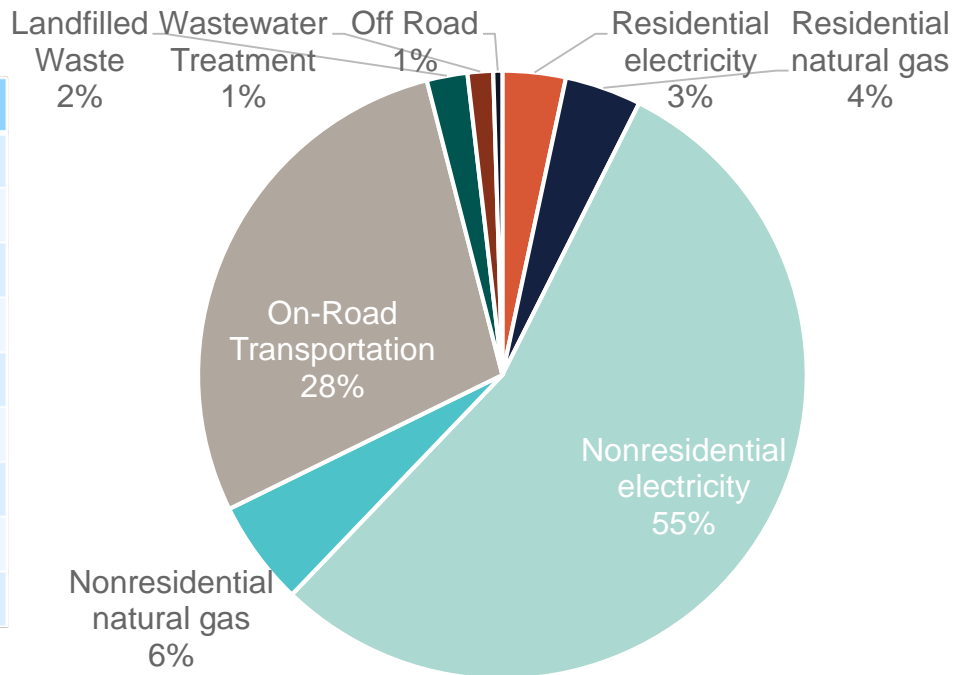




# CAP Update: Forecast and Targets

## 2016 Green House Gas Emission Profile

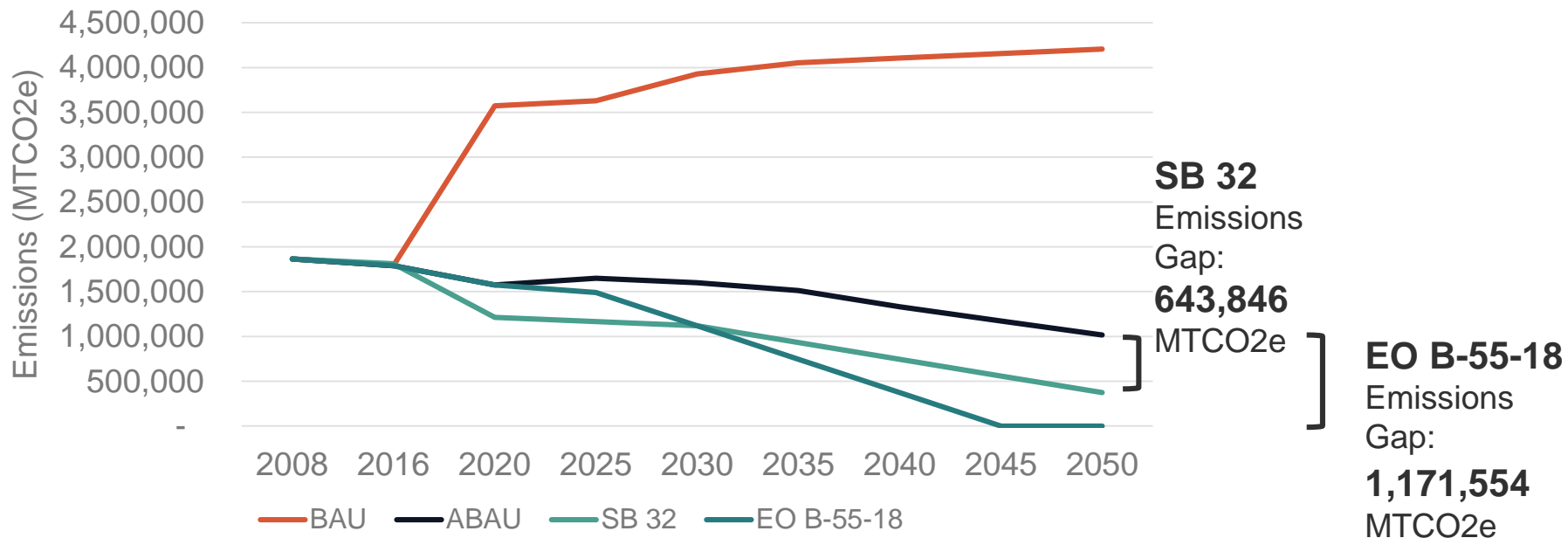
Sector	GHG Emissions (MTCO <sub>2</sub> e)
Nonresidential Electricity	980,317
Nonresidential Natural Gas	99,945
Mobility + Transportation	505,989
Residential Electricity	60,132
Residential Natural Gas	72,780
Solid Waste	25,724
Water + Wastewater	24,292
Off-Road Equipment	8,634
<b>TOTAL</b>	<b>1,790,833</b>





# CAP Update: Forecast and Targets

## Santa Clara GHG Emissions 2008-2050





# CAP Update: Forecast and Target

## **Recommended GHG Targets**

**Option 1:** Carbon neutrality by 2045 (EO B-55-18)

**Option 2:** State's emissions reduction targets set forth in SB 32 (40% below baseline levels by 2030 and 80% by 2050)

**Option 3:** Demonstrate leadership by setting a target in excess of State guidance

**Option 4:** Set a target that is less than the State's emissions reduction goals



# Community Engagement

- City staff interviews
- Stakeholder focus group held as online webinars
- Online survey #1: Nearly 400 responses
- Virtual community workshop: 38 participants
- Online survey #2



**Listening +  
Learning**

**Outreach**

**Engagement**

**Input**

**Decision  
Making**



# Community Engagement

## Common Themes

- GHG reduction targets should be aligned with peer cities and State regulations
- Near-term targets should set the City up to achieve long-term targets
- The City should consider sector-specific targets and per capita GHG targets
- Current lack of knowledge about City's climate action and GHG reduction efforts



# Community Engagement

## Common Themes

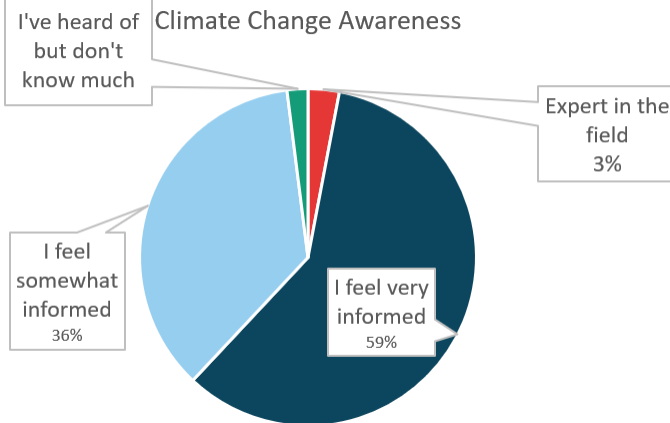
- Imbalance between jobs and housing units— by 2040 the jobs to housing ratio will be almost 3:1 – exacerbates GHG emissions related to transportation
- Bicycle safety is a concern and facilities are not on par with other adjacent cities
- Data centers and tech companies have their own climate goals – SVP will need to be able to meet the demand for renewable energy as part of business retention
- Climate related threats include sea level rise, lack of awareness, lack of city/regional coordination, and political will



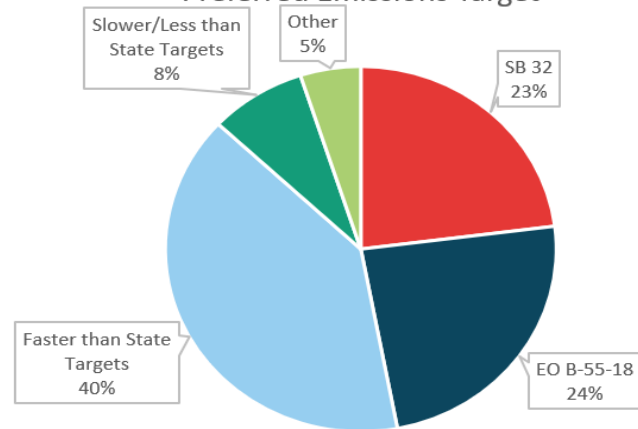
# Community Engagement

## Survey Results

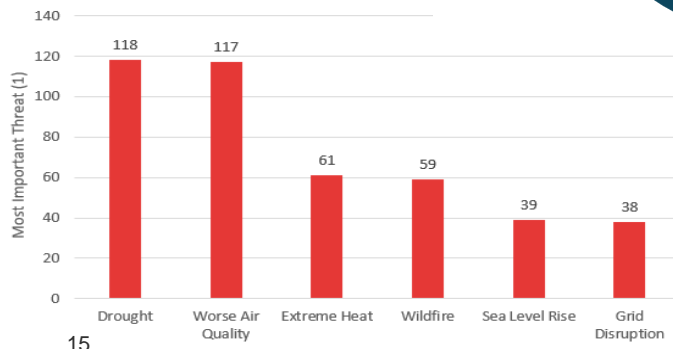
Climate Change Awareness



Preferred Emissions Target



Climate Threats



### Suggested strategies:

- renewable energy (solar)
- trees and green spaces
- mixed-use zones
- Transportation
- Electrification
- complete bike and ped network



# Community Engagement

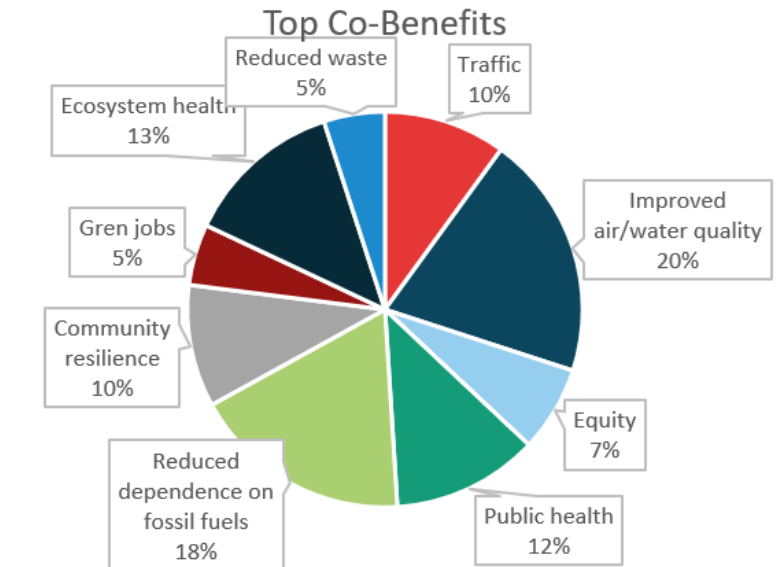
## Survey Results

### Responsibility for action:

- Federal government,
- residents, and
- State government

### Barriers to climate action:

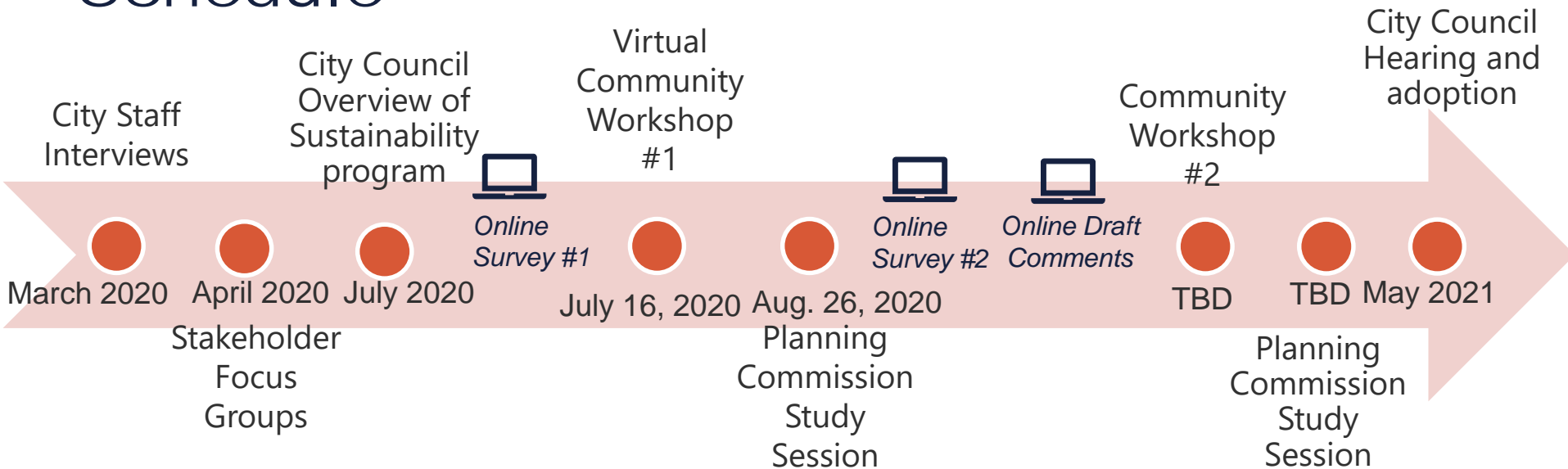
- lack of public education/awareness
- Skeptics
- population growth/development
- cost of climate action
- lack of political will/city leadership
- car culture





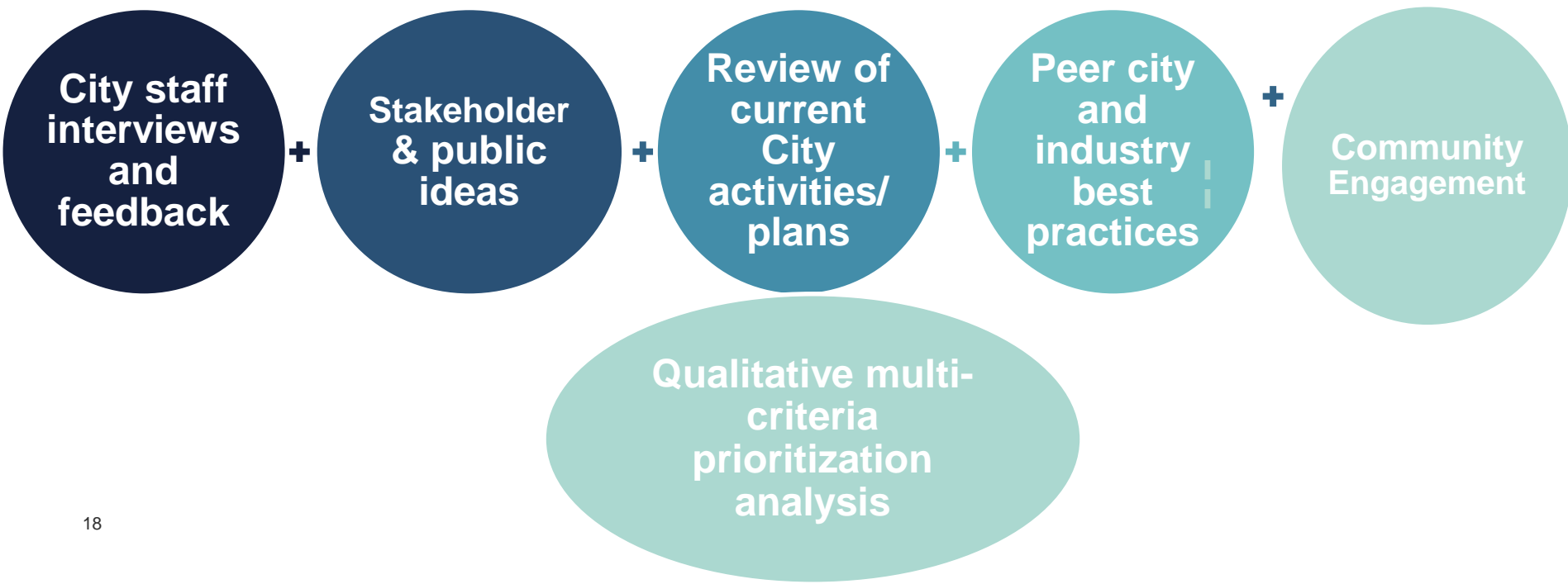


# Schedule





# Potential Strategies And Actions





# Potential Strategies And Actions

## **Five focus areas:**

- **Buildings and Energy;**
- **Transportation and Land Use;**
- **Materials and Consumption;**
- **Natural Systems & Water Resources, and**
- **Community Resilience & Wellbeing**





# Potential Strategies And Actions

## Priority Actions – Building and Energy

- **Strategy 1:** Shift to electric fuels in new and existing buildings to achieve zero-net carbon buildings
- **Strategy 2:** Manage energy demand and improve energy efficiency
- **Strategy 3:** Maximize renewable energy generation and storage capacity





# Priority Actions – Building and Energy

**Strategy 1: Shift to electric fuels in new and existing buildings to achieve zero-net carbon buildings.**

## **Actions:**

- **Electrification incentives** (electric appliances, heat pumps, etc.)
- **Electrification outreach** (promote commercial and residential efficiency and electrification)
- **Electrification retrofit upon sale** (electric panel upgrades)
- **Municipal Electrification Action Plan** (strategies for new and exiting buildings)





# Priority Actions – Building and Energy

## **Strategy 2: Manage energy demand and improve energy efficiency.**

### **Actions:**

- **Municipal energy retrofits** (for existing City equipment)
- **Equitable clean energy** (incentives for low-income households and affordable housing)
- **Energy-efficient & electric-ready building code** (e.g. electric wiring at appliance locations)
- **Pilot distributed energy resources at the City** (energy storage, vehicle-to-grid charging stations, web-enabled devices and microgrids)





# Priority Actions – Building and Energy

## **Strategy 3: Maximize renewable energy generation and storage capacity.**

### **Actions:**

- City-owned renewable energy projects (additional large-scale projects)
- Renewable installations at municipal facilities (e.g. solar)
- Property owner access to renewable energy generation & storage (e.g. a solar grant program)
- Promote grid improvements for SVP (subsidy and grant programs for electrification)





# Potential Strategies And Actions

## **Priority Actions – Transportation & Land Use**

- **Strategy 1:** Transition vehicles to electric alternatives
- **Strategy 2:** Expand use of non-SOV transportation modes
- **Strategy 3:** Advance Sustainable Land Use







# Priority Actions – Transportation & Land Use

## **Strategy 1: Transition vehicles to electric alternatives**

### **Actions:**

- Implement EV Blueprint (adopted by SVP)
- Multi-family EV chargers (install level 2 and level 1 chargers )
- Commercial EV chargers (install level 2 and level 1 chargers)
- Electrification of municipal fleet (policy requiring a minimum percentage)
- Heavy duty electric trucks (transition through incentives)





# Priority Actions – Transportation & Land Use

## **Strategy 2: Expand use of non-SOV transportation modes.**

### **Actions:**

- **Pedestrian and Bicycle Master** (closing gaps in the bicycle network; painted buffers and physical buffers; spot improvements)
- **Improve curb management** (designated rideshare parking and loading zones, scooter and bike share docks etc.)
- **Improve bike mobility** (electric bikes, bikeshare program, bike parking, electric bike rebates etc.)
- **Transit gap and improvement study** (Partner with VTA)





# Priority Actions – Transportation & Land Use

## **Strategy 3: Advance Sustainable Land Use.**

### **Actions:**

- TDM requirements (square footage threshold, TDM plans)
- Target sustainable development in underutilized commercial strips (increased building height, zoning changes to higher density mixed residential)
- Transit-oriented development (Create standards and/or incentives)
- City-owned telecommuting centers (such as libraries)





# Study Session Outcome

- Confirmation on the recommended Greenhouse Gas (GHG) target
- Feedback on the initial actions list





# Recommended GHG Targets

**Option 1:** Carbon neutrality by 2045 (EO B-55-18)

**Option 2:** State's emissions reduction targets set forth in SB 32.  
(40% below baseline levels by 2030 and 80% by 2050)

**Option 3:** Demonstrate leadership by setting a target in excess of State guidance.

**Option 4:** Set a target that is less than the State's emissions reduction goals.



# Planning Commission Study Session

## **CAP Update**

**August 26, 2020**



# Potential Strategies And Actions

## **Priority Actions – Materials and Consumption**

- **Strategy 1:** Increase waste diversion.
- **Strategy 2:** Reduce landfilled food waste.
- **Strategy 3:** Enhance sustainable production and consumption.







# Priority Actions – Materials and Consumption

## **Strategy 1: Increase waste diversion.**

### **Actions:**

- **Comply with state solid waste ordinances** (AB1826, AB341, and SB1383)
- **Waste diversion pricing signals** (household hazardous waste drop-off events, and battery recycling stations, collect used motor oil/oil filters/batteries/CFLs curbside.
- **C&D requirements** (expand current requirements)







# Priority Actions – Materials and Consumption

## **Strategy 2: Reduce landfilled food waste.**

### **Actions:**

- **Technical assistance to top food generators** (such as hotels, hospitals, corporate cafeterias, and campuses)
- **Food recovery and donation** (Edible Food Recovery Program, excess edible food baseline, assist food recovery organizations)
- **Food recovery organization partnerships**  
(regional partnerships for food waste reduction, recovery, and security, such as Loaves and Fishes, A La Carte, Silicon Valley Food Recovery etc.)





# Priority Actions – Materials and Consumption

## **Strategy 3: Enhance sustainable production and consumption**

### **Actions:**

- **Reuse of salvageable building materials**
- **City property consumption and waste diversion**
- **Municipal Sustainable Procurement Policy**
- **Carbon-smart building materials**
- **Support for schools on low-carbon alternatives and solutions**





# Potential Strategies And Actions

## **Priority Actions – Natural Systems & Water Resources**

- **Strategy 1:** Increase Tree Canopy Cover.
- **Strategy 2:** Enhance Ecosystem Resilience.
- **Strategy 3:** Improve Water supply & conservation.





# Priority Actions – Natural Systems & Water Resources

## **Strategy 1:** Increase Tree Canopy Cover

### **Actions:**

- **Right-of-way tree planting**
- **Tree rebate program**
- **Plan for retiring trees and sidewalk uplift**





# Priority Actions – Natural Systems & Water Resources

## **Strategy 2: Enhance Ecosystem Resilience.**

### **Actions:**

- **Carbon farming on open space lands**
- **Partnerships for compost management**
- **Tree planting guide**





# Priority Actions – Natural Systems & Water Resources

## **Strategy 3: Improve Water supply & conservation.**

### **Actions:**

- Incentives for community water fixture retrofits
- Fixture replacement
- Water data accessibility
- Water-efficient landscaping requirements
- Diversify the community water portfolio
- 38 • Require recycled water connections for new development





# Potential Strategies And Actions

## **Priority Actions – Community Resilience & Wellbeing**

- **Strategy 1:** Improve community resilience.
- **Strategy 2:** Prepare for climate change.





# Priority Actions – Natural Systems & Water Resources

## **Strategy 1: Improve community resilience.**

### **Actions:**

- **Community resilience networks**
- **Homeless support**
- **Community climate action grant**
- **Incentives for adaptation upgrades**







# Priority Actions – Natural Systems & Water Resources

## **Strategy 2: Prepare for climate change.**

### **Actions:**

- Restrict high-hazard development
- On-site & natural stormwater systems
- Reduce urban-wildland fire risk
- Low-albedo parking lots
- Climate Resilience Capital Improvement Program (CIP)
- Planned retreat strategies



**TO:** Nimisha Agrawal, City of Santa Clara  
**FROM:** Andrea Martin and Angela Pietschmann, Cascadia Consulting Group  
**SUBJECT:** Progress Analysis of the City of Santa Clara's 2013 Climate Action Plan  
**DATE:** April 2020

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## INTRODUCTION

Cascadia Consulting Group reviewed the City of Santa Clara's 2013 Climate Action Plan (CAP), 2016 and 2018 CAP progress reports, and other related documents to assess the City's progress in implementing CAP measures and reducing greenhouse gases against the recommended baseline. This review was supplemented with a series of interviews in March 2020 with the following City staff and key stakeholders:

- Ann Hatcher - Assistant Director of Electric Utility
- Carol Shariat - Principal Transportation Planner
- Craig Johnson – Building Official
- Dan Sunseri – Fleet Manager
- Dave Staub – Deputy Director of Public Works
- Diane Asuncion- Acting Compliance Manager, Water & Sewer Utilities
- Michelle Templeton – Sustainability Manager
- Shilpa Mehta - Engineering Services Division Manager, Water and Sewer Utilities
- Sudhanshu Jain – Planning Commissioner

The following tables summarize progress to date across the 2013 CAP's 19 climate action measures.

## PROGRESS AS OF MARCH 2020

### FOCUS AREA 1: COAL-FREE AND LARGE RENEWABLES

**Goal:** Eliminate coal from SVP's portfolio and increase use of natural gas and renewable energy.

Ref	Measure	Performance target	Lead Department	2020 Status
1.1	<b>Coal-free by 2020</b> Replace the use of coal in Silicon Valley Power's (SVP) portfolio with natural gas by 2020.	100% of coal power replaced with natural gas.	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> </ul>	<b>Completed.</b> As of January 1, 2018, SVP (1) has completely divested from coal, eliminating the amount of coal in the City's energy mix; and (2) provides all residential customers with carbon-free energy.
1.2	<b>Renewable energy resources</b> Investigate the use of City-owned property for large-scale renewable energy projects.	N/A	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> </ul>	Since the 2013 CAP was adopted, SVP developed a 20 MW wind farm in the Altamont Pass area and a 20 MW solar installation in Kern County.

Ref	Measure	Performance target	Lead Department	2020 Status
1.3	<b>Utility-installed renewables</b> Develop up to five solar PV projects with a total installed capacity of 3 to 5 MW.	New solar PV projects generating a total of 5 MW.	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> </ul>	By 2016, SVP installed 515 kW of solar projects in Santa Clara. Additional projects to date include: Hope Rehabilitation Services (4.0 kW), YMCA of Silicon Valley (30.450 kW), Pacific Autism Center for Education (47.150 kW), Belovida Santa Clara (32.400 kW), Muslim Community Association (35.020 kW). Three additional projects are currently in progress.

## FOCUS AREA 2: ENERGY EFFICIENCY PROGRAMS

**Goal:** Maximize the efficient use of energy throughout the community.

Ref	Measure	Performance target	Lead Department	2020 status
2.1	<b>Community electricity efficiency</b> Achieve City-adopted electricity efficiency targets to reduce community-wide electricity use by 5% through incentives, pilot projects, and rebate programs.	(2020): 159,100 MWh electricity savings.	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> </ul>	<b>Completed.</b> Combined savings from 2008 to 2017 amount to 165,260 MWh of community energy savings through incentives, pilot projects, and rebate programs, exceeding the original goal of 159,100 MWh.
2.2	<b>Community natural gas efficiency</b> Work with community and social services agencies to provide information from Pacific Gas & Electric (PG&E) to promote voluntary natural gas retrofits in 5% of multi-family homes, 7% of single-family homes, and 7% of nonresidential space through strategic partnerships connecting residents and business owners to available financing resources.	1,700 single-family homes, 1,000 multi-family homes, 410 commercial accounts, and 130 industrial accounts complete natural gas efficiency upgrades.	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> <li>PG&amp;E</li> </ul>	While SVP is a municipally owned utility, PG&E is not, making progress on this measure challenging. The City will pursue more effective measures as part of the 2020 CAP update.
2.3	<b>Data centers</b> Encourage new data centers with an average rack power rating of 15 kW or more to identify and implement cost-effective and energy-efficient practices.	10% of new data centers utilizing energy-efficient practices.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	<b>Completed.</b> 100% of new data centers since 2013 have utilized energy-efficient economizers, exceeding the goal of 10% of new data centers.

Ref	Measure	Performance target	Lead Department	2020 status
2.4	<b>Customer-installed solar</b> Incentivize and facilitate the installation of 6 MW of customer-owned residential and nonresidential solar PV projects.	New solar PV projects generating 6 MW in total installed capacity on homes, nonresidential buildings, parking garages, parking lots, and other feasible areas. Equivalent to 900 residential and 330 nonresidential installations.	<ul style="list-style-type: none"> <li>Silicon Valley Power</li> <li>Planning &amp; Inspection</li> </ul>	<b>Completed.</b> 16.1 MW of commercial and residential solar were installed between 2013-2018.
2.5	<b>Municipal energy efficiency</b> Reduce municipal electricity use by 10% through comprehensive energy retrofits of existing equipment and implementation of previously identified energy efficiency projects with a benefit-cost ratio of one or greater.	Replace inefficient equipment in 50% of municipal buildings and facilities. Complete all previously identified cost-effective identified energy efficiency projects.	<ul style="list-style-type: none"> <li>Public Works</li> </ul>	Most City facilities are equipped with energy efficient computers, printers and air-cooled air conditioning units. The City installs/retrofits with LED lighting. When motors, boilers, and chillers are replaced (due to age or condition), the City uses energy efficient models. The City will continue efforts and investigate ways to participate in energy efficient programs.
2.6	<b>Municipal renewables</b> Install 1 MW of solar or other renewables at City-owned facilities.	New solar PV projects generating 1,000 kW in total installed capacity.	<ul style="list-style-type: none"> <li>Public Works</li> </ul>	The City has begun the process of completing this measure; two City facilities have been selected to attain solar panels, the Northside Library and the Police Department building. These solar panels are planned for installation by the end of 2020. The City will continue to determine other City facilities that could install solar panels and reach the goal of 1MW solar installs.

**FOCUS AREA 3: WATER CONSERVATION***Goal: Reduce GHG-intensive water use practices.*

Ref	Measure	Performance target	Lead Department	2020 status
3.1	<b>Urban Water Management Plan targets</b> Meet the water conservation goals presented in the 2010 Urban Water Management Plan to reduce per capita water use by 2020.	Meet the water conservation goals presented in the 2010 Urban Water Management Plan to reduce per capita water use by 2020.	<ul style="list-style-type: none"> <li>Water &amp; Sewer Utilities</li> <li>Planning &amp; Inspection</li> </ul>	<b>Completed.</b> The City saved 6,328 acre-feet (2,060,000,000 gallons) of water from 2008 through 2016.

**FOCUS AREA 4: WASTE REDUCTION***Goal: Increase recycling opportunities for all disposed materials.*

Ref	Measure	Performance target	Lead Department	2020 status
4.1	<b>Food waste collection</b> Support the expansion of existing food waste and composting collection routes in order to provide composting services to 25% of existing restaurants.	Participation of 120 restaurants in Santa Clara.	<ul style="list-style-type: none"> <li>Public Works</li> </ul>	While 124 businesses are currently signed up for the commercial organics program, only 30 are restaurants. However, this total includes hotels, grocery stores, and other businesses with a food service component. The City expects its new relationship with Green Waste Recovery's mixed waste processing facility (beginning in 2021) will be more effective than this measure's attempt to source-separate organics from garbage.
4.2	<b>Increased waste diversion</b> Work with regional partners to increase solid waste diversion to 80% through increased recycling efforts, curbside food waste pickup, and construction and demolition waste programs.	Increase the waste diversion rate from 58% to 80%.	<ul style="list-style-type: none"> <li>Public Works</li> </ul>	The City's current diversion rate is approximately 58%. The City expects its new relationship with Green Waste Recovery's mixed waste processing facility (beginning in 2021) will be more effective than this measure's attempt to increase diversion through source-separation.

**FOCUS AREA 5: OFF-ROAD EQUIPMENT****Goal:** *Ensure efficient operations of off-road equipment.*

Ref	Measure	Performance target	Lead Department	2020 status
5.1	<b>Lawn and garden equipment</b> Support and facilitate a community-wide transition to electric outdoor lawn and garden equipment through outreach, coordination with BAAQMD, and outdoor electrical outlet requirements for new development.	Exchange 1,170 leaf blowers and 130 lawn mowers with electric models.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	As of 2016, only three residents used the program successfully. The program is no longer operational due to limited interest. The City will explore alternative strategies for off-road equipment as part of the 2020 CAP update.
5.2	<b>Alternative construction fuels</b> Require construction projects to comply with BAAQMD best management Practices, including alternative-fueled vehicles and equipment.	30% of construction equipment switches from conventional technologies to hybrid, compressed natural gas (CNG), electric, or biodiesel.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	<p>As of July 2016, 12% of construction equipment (defined as forklifts, backhoes, loaders, rollers, chippers, stump grinders, cranes, concrete saws, and mowers) were upgraded to use alternative fuel technologies, nearly halfway to the 30% conversion target established in the CAP.</p> <p>All development approvals have requirements in their environmental documents to use BAAQMD best management practices, which includes the encouragement of fuel switching to alternative fuels.</p> <p>The City can make further progress on this measure by adding the use of alternative fuels in construction vehicles to the conditions of approval for new development permits and updating project monitoring software to account for the type of fuel used for construction vehicles at each development site. The City conducts pre-construction meetings to review developments' plans prior to construction; to further the progress of this measure; the City can open these meetings to include building and planning staff to ensure completion of CAP measures.</p>

**FOCUS AREA 6: TRANSPORTATION AND LAND USE****Goal:** *Establish land uses and transportation options that minimize single-occupant vehicle use.*

Ref	Measure	Performance target	Lead Department	2020 status
6.1	<b>Transportation demand management program</b> Require new development located in the city's transportation districts to implement a TDM program to reduce drive-alone trips.	TDM reporting results in a 1% overall reduction in citywide VMT, with individual projects achieving a minimum 5% to 10% reduction in VMT based on implementation of TDM best practices.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	Since the CAP's adoption, 46 new developments have been required to have a TDM Plan, and from those, 11 have been constructed and occupied, and two have implemented a TDM plan. The developments are required to create annual reports on their TDM plans to provide information to calculate overall VMT reduction. The City will continue to require TDM Plans in their conditions of approval for all new developments in transportation districts as well as monitor developments' annual report submissions.
6.2	<b>Municipal transportation demand management</b> Develop and implement a transportation demand management program for City employees to encourage alternative modes of travel and reduce single-occupant vehicle use.	Achieve a 20% reduction in commute related VMT from City employees	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	The City has taken steps to start a program by collecting and analyzing baseline data regarding employee commutes. The collected information expressed that 85% of employees drive alone to work resulting in approximately 102 MTCO2 emissions from City employee commutes. The City has also collected information regarding different departments' employee work schedule and has begun compiling possible TDM actions to reduce VMT. With the baseline data for City employee commute patterns, the City can begin development and implementation of targeted TDM measures.
6.3	<b>Electric vehicle parking</b> Revise parking standards for new multi-family residential and nonresidential development to allow that a minimum of one parking space, and a recommended level of 5% of all new parking spaces, be designated for electric vehicle charging.	430 parking spaces in new commercial, industrial, and multi-family development that utilize EV charging stations.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	<b>Completed.</b> The City of Santa Clara completed this measure as of 2018 with 455 charging stations installed in public spaces.

**FOCUS AREA 7: URBAN HEAT ISLAND EFFECT****Goal:** *Mitigate the heat island effect through shading and cooling practices.*

Ref	Measure	Performance metric	Lead Department	2020 status
7.1	<b>Urban forestry</b> Create a tree-planting standard for new development and conduct a citywide tree inventory every five years to track progress of the requirements.	Each new development incorporates a minimum of two shade trees near south-facing windows for a total tree-planting goal of 2,500.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	<b>Completed.</b> The City created a mandatory 2:1 replacement rule for developments, requiring 2 trees to be planted for every 1 tree removed during new construction. The City surpassed this goal by 2016 with the planting of 3,792 trees.
7.2	<b>Urban cooling</b> Require new parking lots to be surfaced with low-albedo materials to reduce heat gain, provided it is consistent with the Building Code.	All new uncovered parking lots and spaces utilize light-colored and/or permeable pavements.	<ul style="list-style-type: none"> <li>Planning &amp; Inspection</li> </ul>	While the City has not yet required new parking lots to be surfaced with low-albedo materials, the 2019 California Green Building Standards Code includes guidance in its "Non-residential Voluntary Measures."

**NEXT STEPS**

The consultant team will use the updated information summarized above to support development of targets, strategies, and actions in the updated CAP in 2020.



## Memo

**To:** City of Santa Clara  
**From:** Raimi + Associates  
**Date:** 7/28/20  
**Re:** Task 2.3 Recommend and Forecast GHG Targets

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The following memorandum summarizes the greenhouse gas (GHG) forecasts developed by Raimi + Associates for the City of Santa Clara through 2050 and presents recommendations for GHG reduction targets to be incorporated into the updated Climate Action Plan. Our review assesses the City's GHG emissions trends, the City's current emissions profile, and community focus group input.

### Key Findings

- Projections based on ABAG demographics data show that by 2050, the City's population is estimated to grow by 28% and the number of jobs in the city is estimated to increase by 172% from 2016.
- In 2016, nonresidential energy use accounted for 61% of total emissions.
- The Business-as-Usual forecast shows GHG emissions are projected to increase by 126% in 2050 from 2008 baseline levels.
- The Adjusted Business-as-Usual forecast shows GHG emissions are projected to decrease by 45% in 2050 from 2008 baseline levels.
- Initial community outreach demonstrates support for adopting State emissions targets (40% reduction in GHG emissions by 2030 and 80% by 2050 or carbon neutrality by 2045), at a minimum.

### California's Regulatory Landscape

California has been a leader in climate action since early 2000. AB 32 set California's first GHG target to reduce emissions to 1990 levels by 2020. Greenhouse gas reduction targets can be defined as emission reduction levels that governments set out to achieve by a specified time. In this memo, the terms goals and targets are used interchangeably; however, the term "goals" is also used to refer to desired climate action achievements more broadly. California is on track to exceed its 2020 climate target, while the economy continues to grow. SB 32 extended the goals of AB 32 and established a mid-term 2030 goal of reducing emissions 40% from 2020 levels and a long-term goal of reducing emissions 80% by 2050. In 2018, Executive Order B-55-18 set the target of statewide carbon neutrality by 2045.

The reduction targets specified by the State are consistent with substantial scientific evidence published by the IPCC and the United Nations Framework Convention on Climate Change (UNFCCC) regarding the need to ultimately reduce global GHG emissions down to 80% below 1990 levels by 2050. This consistency is important for creating a "qualified" CAP. The concept of having a "qualified" CAP means that a CAP meets the criteria specified in CEQA Guidelines Section 15183.5(b) for a plan for the reduction of greenhouse gas emissions, such that a



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“qualified” CAP may then be used for the specific purpose of streamlining the analysis of GHG emissions in subsequent projects. Local governments have discretion on what levels or targets are established in a “qualified” CAP, provided they are based on substantial evidence.

Furthermore, some GHG reduction measures applicable to new development can be implemented through codes, ordinances, or other rating systems. GHG reduction measures in a CAP that are determined to be applicable at the project-level and could be used for tiering by future projects should be specified as mandatory in the CAP (through building performance standards or building code requirements, for example), and not as voluntary measures that may not be enforced during development review. Ultimately, local agencies should put forth their best efforts to make sure that GHG reductions associated with the primary measures in a CAP are quantifiable and based on substantial evidence.

## 2050 Emission Forecasts

R+A developed two emissions forecasts through the year 2050, Business-as-Usual (BAU) and Adjusted Business-as-Usual (ABAU), to show future emissions trends for the City of Santa Clara. The forecast is based on changes to the number of people who live and work in Santa Clara. As the population grows and there are more jobs in the community, there will be an increase in the amount of energy used, vehicle miles traveled (VMT), trash generated, and other activities that produce GHG emissions. R+A utilized the City’s most recent GHG inventory from 2016 and demographics projections from the Association of Bay Area Government’s (ABAG) Plan Bay Area program. Table 1 shows the assumed demographic changes.

**Table 1. Santa Clara Demographics Projections (2020-2040)**

	2020	2025	2030	2035	2040	2045	2050
<b>Population</b>	131,655	137,215	142,425	151,715	159,500	167,285	175,070
<b>Jobs</b>	143,565	151,310	165,255	169,590	170,575	171,560	172,545
<b>Housing Units</b>	50,505	51,590	52,675	55,720	58,190	60,660	63,130
<b>Service Population</b>	275,220	288,525	307,680	321,305	330,075	338,845	347,615

The Business-as-Usual forecast shows how the City’s emissions would change over time due to projected growth without any climate action at the local or State levels. Climate action is the implementation of various strategies and measures that reduce greenhouse gas emissions. Strategies and measures are programs, policies, or standards that reduce the GHG emissions of activities (i.e. minimum energy efficiency standards for appliances or Transportation Demand Management programs). The analysis shows that the City’s BAU emissions are projected to increase from 1,862,824 MTCO<sub>2</sub>e in 2008 to 4,246,957 MTCO<sub>2</sub>e in 2050, a 126% increase. Table 2 shows the forecasted emission levels for each sector in future years.

**Table 2. Forecasted Business-as-Usual Total Annual Community GHG Emissions 2020-2040 (in MTCO2e)**

Sector	2008	2016	2020	2025	2030	2035	2040	2045	2050	Percent Change (2008-2050)
Residential electricity	68,818	60,132	65,370	66,775	68,179	72,120	75,317	78,514	81,711	19%
Residential natural gas	84,279	72,780	79,120	80,820	82,519	87,290	91,159	95,029	98,898	17%
Residential Energy	153,200	132,912	144,490	147,594	150,698	159,410	166,476	173,543	180,609	18%
Nonresidential electricity	805,360	980,317	2,364,897	2,364,897	2,582,851	2,650,604	2,665,999	2,681,394	2,696,789	235%
Nonresidential natural gas	304,181	99,945	228,764	241,106	263,326	270,234	271,804	273,373	274,943	-10%
Nonresidential Energy	1,109,541	1,080,262	2,593,662	2,606,003	2,846,177	2,920,838	2,937,803	2,954,768	2,971,732	168%
On-Road Transportation	523,000	505,989	774,137	811,561	865,440	903,764	928,432	953,101	977,769	79%
Landfilled Waste	36,686	38,744	56,861	59,610	63,568	66,382	68,194	70,006	71,818	96%
Wastewater Treatment	9,200	24,292	35,651	37,375	39,856	41,621	42,757	43,893	45,029	389%
Off-Road	31,300	8,634	-	-	-	-	-	-	-	
<b>TOTAL</b>	<b>1,862,824<sup>1</sup></b>	<b>1,790,833<sup>2</sup></b>	<b>3,604,801</b>	<b>3,662,143</b>	<b>3,965,739</b>	<b>4,092,016</b>	<b>4,143,663</b>	<b>4,195,310</b>	<b>4,246,957</b>	<b>126%</b>

<sup>1</sup> Difference in emissions from 2013 CAP due to addition of business waste tonnage.

<sup>2</sup> Difference in emissions from 2018 CAP progress report due to addition of business waste tonnage and off-road emissions.

It is important to note that the BAU forecast may overestimate the emissions due to electricity because it assumes the utility's emission factor from 2016 remains constant. The carbon intensity of SVP energy in 2016 was significantly higher than subsequent years because the utility still procured energy from a coal-fired power plant. SVP exited this coal contract in 2017, which greatly reduced their emissions. R+A will update this forecast with a more realistic emissions factor if one becomes available.

Additionally, the Adjusted Business-as-Usual (ABAU) forecast is presented to show how Santa Clara's emissions are anticipated to change accounting for the impacts of adopted State policies if no action is taken at the local level. There are four major policies that the State has adopted to reduce GHG emissions at the local level:

1. **Renewables Portfolio Standard (RPS):** This law requires that electrical utilities provide an increased amount of electricity from eligible renewable sources. SB 100 requires that 33% of electricity sold by utilities in 2020 be renewable, 60% be renewable in 2030, and 100% be carbon-free in 2045.

2. **Title 24:** Title 24 is the set of regulations that specifies how new buildings must be constructed, including specifying minimum energy efficiency standards. These standards are updated triennially to be more stringent. California has set a goal for zero-net energy new construction by 2030.
3. **Clean Car Standards:** These standards require that vehicles sold in California meet minimum fuel efficiency requirements, and that fuel sold in the state emits less GHGs during production and use.
4. **SB 1383:** This law requires that food scraps and other organic material is diverted from landfill disposal. The State goal is that 75% of organic material is diverted from landfill by 2025.

The measures listed above and their associated GHG reductions are counted toward Santa Clara's overall community emissions reductions and progress towards targets. Based on the results of the ABAU forecast, emissions are expected to fall from 1,862,824 MTCO<sub>2</sub>e in 2008 to 1,028,249 MTCO<sub>2</sub>e in 2050, a decrease of 45%. Table 3 shows the forecasted ABAU emission levels for each sector in future years. The ABAU forecast illustrates the importance of supporting the State's climate targets to reduce emissions statewide and kickstart local actions.

**Table 3. Forecasted Adjusted Business-as-Usual Total Annual Community GHG Emissions 2020-2050 (in MTCO<sub>2</sub>e)**

Sector	2008	2016	2020	2025	2030	2035	2040	2045	2050	Percent Change (2008-2050)
Residential electricity	68,818	60,132	25,711	20,646	18,559	15,612	11,193	6,747	1,892	-97%
Residential natural gas	84,279	72,780	76,521	80,123	81,823	85,334	89,573	93,442	97,311	15%
Residential Energy	153,200	132,912	102,232	100,768	100,382	100,946	100,766	100,189	99,203	-35%
Nonresidential electricity	805,360	980,317	629,907	716,787	676,169	578,692	401,943	233,583	63,257	-92%
Nonresidential natural gas	304,181	99,945	157,914	234,318	251,105	266,435	270,940	272,519	274,079	-10%
Nonresidential Energy	1,109,541	1,080,262	787,820	951,105	927,274	845,127	672,883	506,093	337,336	-70%
On-Road Transportation	523,000	505,989	593,606	511,767	480,335	470,138	458,688	477,609	491,181	-8%
Landfilled Waste	36,686	38,744	56,861	48,074	51,271	53,546	55,010	56,474	57,938	58%
Wastewater Treatment	9,200	24,292	35,374	37,085	39,547	41,298	42,425	42,572	42,590	363%
<b>TOTAL</b>	<b>1,862,821</b>	<b>1,790,833</b>	<b>1,575,894</b>	<b>1,648,799</b>	<b>1,598,809</b>	<b>1,511,055</b>	<b>1,329,771</b>	<b>1,182,936</b>	<b>1,028,249</b>	<b>-45%</b>

## Community Input

Over the first week of April 2020 Raimi + Associates hosted a series of stakeholder focus group calls in lieu of the first Community Workshop for the Climate Action Plan Update. The first series of focus groups were held as online webinars. Overall, R+A spoke with 10 community members representing various community organizations, sectors, and opinions. Each focus group was asked the following questions:

1. What climate issues are important to you and your industry/organization?
2. What does a climate friendly Santa Clara look like to you?
3. How much should Santa Clara strive to reduce its emissions? How ambitious should the City be relative to peer cities?
4. Should the City apply the existing State targets? 50% by 2030? 80% by 2050? or carbon neutrality by 2045?
5. What barriers or challenges do you think could prevent the City from reaching its emissions reduction targets?
6. What do you see as Santa Clara's biggest climate threat?

Overall, participants on the focus group calls were generally excited to hear the City of Santa Clara was updating its CAP and making climate action a priority for the City. However, many expressed a lack of knowledge about the topic and ways to reduce emissions. Common themes from across each sector are summarized below:

- Current imbalance between the number of jobs and housing units – there is a need for housing in the City to balance the large number of jobs and to improve regional mobility and mobility options. By 2040, the jobs to housing ratio will be almost 3:1.
- Lack of knowledge and awareness about the City's current climate action efforts and future GHG reduction strategies
- As companies establish their own climate goals, SVP's ability to provide an increasing amount of carbon-free energy or collaborate with companies on renewables solutions will be critical for business retention
- Santa Clara's GHG reduction targets should be aligned with peer cities and State regulation
- The City should consider sector-specific targets and total annual and per capita GHG targets
- Any near-term targets should set the City up to achieve long-term targets
- Climate related threats include: sea level rise, lack of awareness, lack of city/regional coordination, and political will

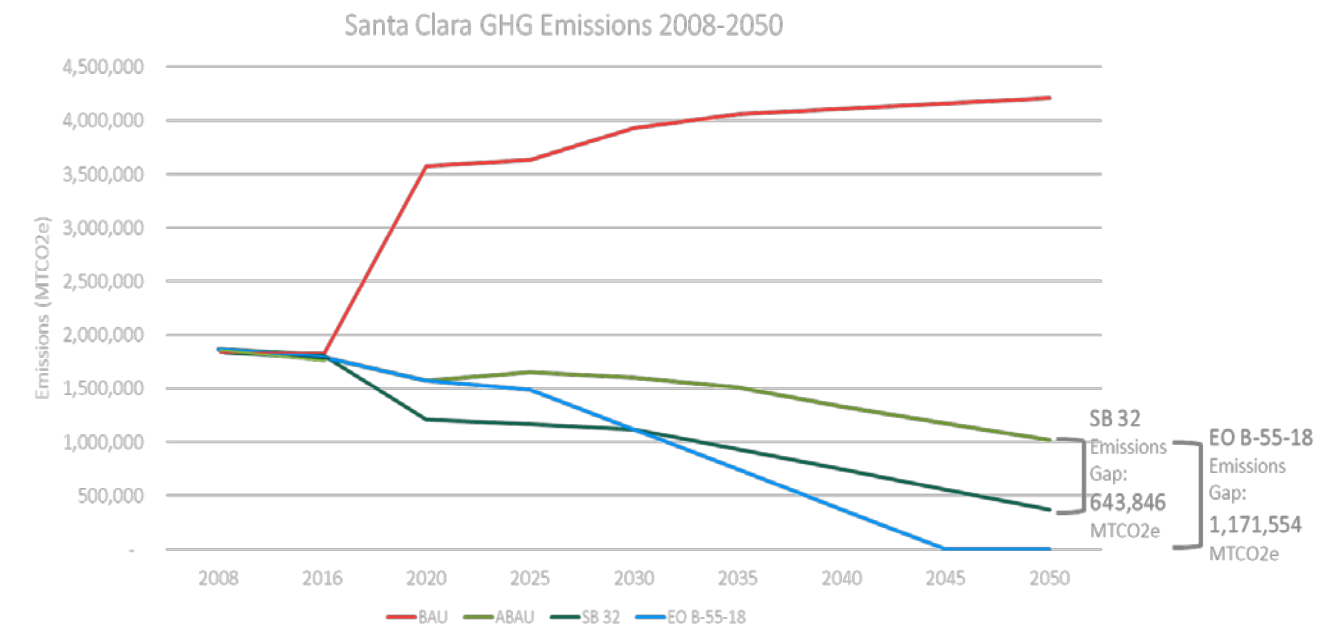
## Recommended GHG Targets

Based on the review of the City's GHG forecasts and community input, there are four options for climate targets.

**Option 1:** Santa Clara adopts the goal of carbon neutrality by 2045. This target is based on Former Governor Brown's Executive Order B-55-18, which is likely to become law based on the State's current trends and actions around climate change. Many local jurisdictions have already adopted the goal of carbon neutrality including the cities of Fremont, San Luis Obispo, Sacramento, Menlo Park, and the County of Santa Clara. Furthermore, this target would create a stronger basis on which to qualify the CAP in terms of CEQA and provide for future streamlining and tiering of projects. By 2045, the City would need to implement additional local climate action measures to close the 1,171,554 MTCO<sub>2</sub>e emissions gap. This is the recommended option because it aligns the City with the State as well as its peer cities in the Bay Area and cities across California.

**Option 2:** Santa Clara adopts the State's emissions reduction targets set forth in SB 32. These targets include a mid-term and long-term goal of reducing GHG emissions 40% below baseline levels by 2030 and 80% by 2050. Figure 1 shows the City's emissions gap between the BAU, ABAU, and state emissions targets through 2050. Reductions resulting from the State policies included in the ABAU forecast count toward Santa Clara's overall emissions reductions. The City should adopt measures in their CAP that close the gap in emissions between ABAU and State target emissions, 643,846 MTCO<sub>2</sub>e by 2050.

**Figure 1. Graph showing the City's Emissions Gap between BAU, ABAU, and State Emissions Targets**



**Option 3:** Demonstrate leadership by setting a target in excess of State guidance. For example, carbon neutrality by 2035. This is a realistic goal for some cities that have access to 100% carbon-free and/or renewable electricity. Thus, the implications for Santa Clara would be to aggressively transition SVP to procuring carbon-free energy, which would be difficult due to existing energy generation infrastructure, contracts, and pricing structures.

**Option 4:** Set a target that is less than the State's emissions reduction goals. For example, 50% reduction in baseline GHG levels by 2050. There is currently no requirement that the City match the State's climate goals and there are currently no repercussions for not meeting these targets. Although setting a lower target is an option available to the City, there are some drawbacks and it is not recommended. If the City were to set GHG reduction targets less than those adopted by the State, the CAP would not be eligible for CEQA streamlining so responsibility would fall on individual projects to demonstrate that their mitigated impacts are in alignment with State GHG standards, which can be very burdensome, including for City projects.

In addition to thinking about these reduction targets as total reductions in the community's overall emissions, to acknowledge Santa Clara's projected growth in population and jobs through 2050, these forecasts and targets can be expressed as per capita and per service population estimates. Table 4 presents the BAU, ABAU, and State targets in terms of Santa Clara's projected population and service population.

**Table 3. Forecasted Per Capita and Per Service Population Annual Community GHG Emissions 2020-2050 (in MTCO2e)**

		2020	2025	2030	2035	2040	2045	2050	Percent Change (2008-2050)
<b>Business-as-Usual</b>	Per Capita	27.14	26.45	27.60	26.73	25.74	24.85	24.03	45%
	Per Service Population	12.98	12.58	12.77	12.62	12.44	12.27	12.10	4%
<b>Adjusted Business-as-Usual</b>	Per Capita	11.97	12.02	11.23	9.96	8.34	7.00	5.81	-65%
	Per Service Population	5.73	5.71	5.20	4.70	4.03	3.46	2.92	-75%
<b>SB 32</b>	Per Capita	9.20	8.48	7.85	6.14	4.67	3.34	2.13	-87%
	Per Service Population	4.40	4.04	3.63	2.90	2.26	1.65	1.07	-91%
<b>B-55-18</b>	Per Capita	11.97	10.86	7.85	4.91	2.34	-	-	-100%
	Per Service Population	5.73	5.17	3.63	2.32	1.13	-	-	-100%

The consultant team is recommending that the City adopt Option 1, the State’s emissions reduction targets set forth in Executive Order B-55-18, which best positions it to adapt to future State climate guidance and regulations. As the CAP update process continues and climate action measures are identified, the consultant team will determine whether it would be helpful for the City to incorporate sector or measure specific goals (i.e. incorporate specific mode split goals from the City’s Bicycle Plan) into the CAP.

## **Sources**

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California Energy Commission:

<https://efiling.energy.ca.gov/GetDocument.aspx?tn=205065&DocumentContentId=21592>

California OPR CEQA Guidelines: [http://opr.ca.gov/docs/OPR\\_C8\\_final.pdf](http://opr.ca.gov/docs/OPR_C8_final.pdf)

City of Santa Clara 2008 and 2016 Community Inventories

Silicon Valley Power 2018 IRP: <https://www.siliconvalleypower.com/home/showdocument?id=62481>

US Census Bureau American Factfinder:

[https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_17\\_5YR\\_DP04&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP04&prodType=table)

US Census Bureau On the Map: <https://onthemap.ces.census.gov/>



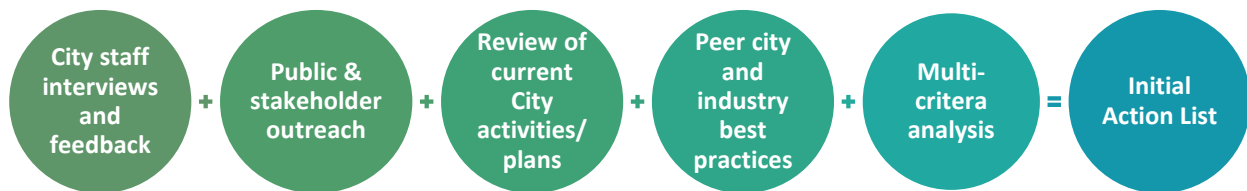
To: Nimisha Agrawal, City of Santa Clara  
From: Andrea Martin, Cascadia Consulting Group  
Date: October 7, 2020  
Subject: **Initial Actions List for City of Santa Clara Climate Action Plan Update**

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## Introduction

This memorandum presents the initial list of actions for consideration in the Climate Action Plan (CAP) Update. This action list represents the culmination of an iterative development and review process that included interviews with City staff, outreach to targeted stakeholders and the public, a review of current City planning documents and activities, consideration of peer city and industry best practices, and a qualitative multi-criteria prioritization analysis (see Figure 1 below).

Figure 1. Development and Review Process for Initial Action List Development



## Focus Areas

The initial action list is organized into the following focus areas:

**Buildings & Energy**



**Transportation & Land Use**



**Materials & Consumption**



**Natural Systems & Water Resources**



**Community Resilience & Wellbeing**








## Multi-Criteria Analysis






The criteria evaluated through the multi-criteria analysis (MCA) are presented in Table 1 below. Criteria were assigned relative weights based their perceived importance in meeting CAP objectives.

For each potential action, the consultant team assigned numerical rankings of 1 to 5 based on how well the action aligned with that criterion (1=very low alignment and 5= very high alignment). These rankings then underwent a weighted summation based on the criterion's assigned weight to arrive at an overall priority score for each action. The initial action list presented in this memorandum presents the top priority actions identified through this process.

**Table 1. Criteria Evaluated in the Multi-Criteria Analysis of Potential Actions**






	Criterion	Weight	Definition/Sub-criteria
	Impact	0.3	How likely is it the action will work to address plan goals and targets?
			Is the action addressing a major sustainability need (e.g., high GHG emissions source)?
	Cost	0.2	How affordable is the action to residents/businesses?
			How affordable is the action to the City of Santa Clara?
	Feasibility	0.2	Is there strong support for action from the resident and business community?
			Are there regulatory, political, or technological constraints?
	Equity	0.2	Do the benefits of the action reduce historical or current disparities among communities of color, low-income populations, and/or front-line populations?
	Co-benefits or synergies:	0.1	Does the action address multiple goals, other City or community objectives, and/or other City/community plans?
	<b>TOTAL</b>	<b>1.0</b>	

An example of how these criteria rankings result in action priority scores is presented below. Below are two actions Cascadia evaluated to prepare the City of Everett's (WA) CAP. While both actions have the same impact, cost, and co-benefits scores, the second action is substantially more feasible and somewhat more equitable. As a result, the second action received an overall higher score and better achieves Everett's climate action goals.

Action						Priority Score
Advocate for regional congestion pricing authority.	4	4	2	1	3	2.6
Accelerate "Complete Streets" policy implementation.	4	4	4	2	3	3.4

## Buildings & Energy






### STRATEGY 1: SHIFT TO ELECTRIC FUELS IN NEW AND EXISTING BUILDINGS TO ACHIEVE ZERO-NET CARBON BUILDINGS.

Action	Description						Priority Score
<b>Electrification incentives &amp; financing</b>	Expand current financial incentives to accelerate electrification in new and existing buildings, which could include (1) options for low- or zero-interest financing; and/or (2) targeted upstream and midstream incentives to distributors and contractors. Rebates could be structured by income level and prioritized for rental units to be used for panel upgrades, passive home design features, electric appliances, heat pumps, and renewable energy generation coupled with storage.	3.5	3	3.5	4	2	3.4
<b>Electrification outreach</b>	Continue to promote commercial and residential energy efficiency and electrification through education and outreach, which could include creation of a clearinghouse of trained/certified contractors and professionals.	2	3.5	4.5	4	3	3.3
<b>Electrification retrofit upon sale</b>	Require electric panel upgrades upon sale and/or rental turnover for low-rise residential, and small multifamily and commercial buildings to facilitate the transition to clean electricity buildings and vehicles.	3.5	3.5	2	3	3	3.1
<b>Municipal Electrification Action Plan</b>	Work with regional energy partnerships to develop and implement an Electrification Action Plan for City facilities. This will include new and existing buildings, incorporate strategies to address energy storage, focus on highlighting any hurdles or solutions that would be applicable to the broader community, and leverage existing rebates.	2	3	3	3	5	2.9
<b>Reach codes for new construction<sup>1</sup></b>	Implement proposed reach codes requiring: <ul style="list-style-type: none"> <li>All new single-family residences to be all electric OR mixed fuel buildings at least 10 Energy Design Rating (EDR) points less than the calculated total for the Standard Design Building.</li> </ul>	3.5	3.5	3.5	3	3	3.4






<sup>1</sup> Note that all actions related to Reach Codes reflect the latest available draft Reach Codes, proposed by City Staff (updated July 2020). These codes have not yet been approved by Santa Clara City Council and are still considered to be under development.

	<ul style="list-style-type: none"> <li>• All new multi-family residences 3 stories or less to be all electric OR mixed fuel buildings at least 11 EDR points less than the calculated total for the Standard Design Building.</li> <li>• All new non-residential/commercial construction (except office and retail) or new multi-family residences over 3 stories to be all electric OR mixed fuel buildings 6% more efficient than the 2019 State Energy Code.</li> <li>• All new office or retail construction over 3 stories to be all electric OR mixed fuel buildings 14% more efficient than the 2019 State Energy Code.</li> </ul>						
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## STRATEGY 2: MANAGE ENERGY DEMAND AND IMPROVE ENERGY EFFICIENCY.






Action	Description						Priority Score
<b>Municipal energy retrofits</b>	Continue to conduct comprehensive energy retrofits of existing City equipment and implementation of previously identified energy efficiency projects with a benefit-cost ratio of one or greater.	2	5	3.5	3	3	3.2
<b>Equitable clean energy</b>	Continue to provide free home-energy audits and upgrade incentives for low-income households and affordable housing developers and property owners.	2	3.5	4	4	3	3.2
<b>Energy-efficient &amp; electric-ready building code</b>	Update local building code to increase energy efficiency standards and require electric-ready construction (e.g., electric wiring at appliance locations).	4	3.5	3	3	3	3.4
<b>Pilot distributed energy resources at the City</b>	Pilot technologies like energy storage, vehicle-to-grid charging stations, web-enabled devices and microgrids within City facilities evaluate their ability to reduce utility costs and carbon emissions.	2.5	3	2.5	3	4	2.9

### STRATEGY 3: MAXIMIZE RENEWABLE ENERGY GENERATION AND STORAGE CAPACITY.






Action	Description						Priority Score
<b>SVP Integrated Resource Plan (IRP)</b>	Examine resource procurement and cost scenarios to provide 100% carbon neutral electricity to all customers sooner than the state mandate in SVP's next Integrated Resources Plan.	5	2.5	2.5	3	5	3.6
<b>City-owned renewable energy projects</b>	Continue to investigate the use of City-owned property for additional large-scale renewable energy projects.	5	3	3.5	3	4	3.8
<b>Renewable installations at municipal facilities</b>	Install solar or other renewables at City-owned facilities.	3.5	3.5	3	3	3	3.3
<b>Property owner access to renewable energy generation &amp; storage</b>	Expand financial assistance options to residents to increase the implementation of renewable energy generation systems and energy storage infrastructure, including streamlining of project permitting and expanding the City's solar grant program.	3.5	3	3.5	3	3	3.3
<b>Promote grid improvements for SVP</b>	Work with SVP on accelerating improvements to the energy grid or storage to ease the transition to renewable energy. These improvements may include subsidy and grant programs for electrification in existing buildings to reduce the cost of battery storage and electric vehicle charging/storage system installations.	3.5	3	3.5	3	3	3.3
<b>Alternative fuel backups for data centers</b>	Provide information and technical assistance to data centers to transition from diesel to lower-carbon backup generators (e.g., renewable diesel).	2	3.5	4	3	2	2.9
<b>Data center renewable electricity options</b>	Support convening of a data center working group to identify and implement renewable electricity purchasing options for commercial customers.	2	3.5	4	3	2	2.9

## Transportation & Land Use






### STRATEGY 1: TRANSITION VEHICLES TO ELECTRIC ALTERNATIVES.

Action	Description						Priority Score
<b>Implement EV Blueprint</b>	Implement the EV acceleration program in SVP's EV Blueprint.	3	3	4	3	4	3.4
<b>Multi-family EV chargers</b>	Implement proposed Reach Code to require all new multi-family units (20 or less) to install one Level 2 EV ready charging stations per unit. Require all new multi-family units (over 20) to install 25% of parking spaces Level 2 EV ready and 75% of parking spaces Level 1 EV ready.	3	3	4	3	4	3.3
<b>Single family and two-family townhomes</b>	Implement proposed Reach Code to require all new single family and two-family townhomes with: <ul style="list-style-type: none"> <li>• 1<sup>st</sup> parking space to install Level 1 EV charging circuit.</li> <li>• 2<sup>nd</sup> parking space to install Level 2 EV charging circuit.</li> </ul>	4	2.5	3.5	3	3	3.3
<b>Commercial EV chargers</b>	Implement proposed Reach Code to require all new commercial units (excluding office use) to install Level 2 charging stations at 6% of parking spaces and Level 1 circuits at 5% of parking spaces.	2.5	4	3	3	3	3.2
<b>Office EV chargers</b>	Implement proposed Reach Code to require all new commercial office units to install Level 2 charging stations at 10% of parking spaces, Level 1 circuits at 10% of parking spaces, and 30% EV capable.	4	2.5	3.5	3	3	3.3
<b>Electrification of municipal fleet</b>	Adopt a policy requiring a minimum percentage of new standard light-duty, medium-duty, and heavy-duty City fleet vehicles to be electric vehicles or use alternative fuels.	2.5	2.5	4	3	3	3.3
<b>Heavy duty electric trucks</b>	Partner with businesses and industries to accelerate transition of heavy duty trucks to electric through incentives or local tax credits.	3	3	4	3	4	2.9

## STRATEGY 2: EXPAND USE OF NON-SOV TRANSPORTATION MODES.

Action	Description						Priority Score
<b>Pedestrian and Bicycle Master Plan</b>	Fund and accelerate implementation of the Pedestrian Master Plan and Bicycle Master Plan, focusing on 1) closing gaps in the bicycle network with a focus on high demand arterials; 2) installing painted buffers and physical buffers on high stress roadways; and 3) implementing spot improvements in high traffic areas (e.g., bicycle detection, parking, and wayfinding elements).	3	3	4	3	4	3.3
<b>Improve curb management</b>	Incentivize projects that optimize curbside areas for low-carbon modes and reduce VMT, such as designated rideshare parking and loading zones, scooter and bike share docks, bike parking, electric vehicle charging stations, and autonomous vehicle loading zones.	3	3	4	3	4	3.3
<b>Improve bike mobility</b>	Increase public access to bikes, including electric bikes, implementing a bikeshare program, expanded bike parking, electric bike rebates, and other opportunities. The City should look to prioritize low stress facilities to encourage increased ridership.	3	3	4	3	4	3.3
<b>Transit gap and improvement study</b>	Partner with VTA to conduct a public transit gap study to increase transit use within the City.	2.5	3	3.5	4	3	3.2






## STRATEGY 3: ADVANCE SUSTAINABLE LAND USE.

Action	Description						Priority Score
<b>TDM requirements</b>	Require plans for reducing vehicle miles traveled for all new developments over a square footage threshold (i.e., transportation demand management plans).	4	4	3.5	3	4	3.7
<b>Target sustainable development in underutilized commercial strips</b>	Require higher density development in underutilized commercial strips. These developments should include increased building heights, allowing projects to build out to approved densities, zoning changes to higher-density mixed residential, and consider opportunities for mixed land use and/or transit oriented development. Quantify the net benefits of specific plans.	3.5	2.5	3.5	3	4	3.3

<b>Transit-oriented development</b>	Introduce requirements and/or incentives to encourage transit-oriented development (TOD) in transit centers such as the Santa Clara BART station.	3.5	3	3.5	3	4	3.4
<b>City-owned telecommuting centers</b>	Expand the use of City-owned facilities such as libraries to enhance community and City employee telecommuting options.	2	3	4.5	3	2	2.9

## Materials & Consumption

### STRATEGY 1: INCREASE WASTE DIVERSION.






Action	Description						Priority Score
<b>Comply with state solid waste ordinances</b>	Comply with state solid waste ordinances, including AB1826, AB341, and SB1383.	4	2	3.5	4	4	3.5
<b>Waste diversion pricing signals</b>	Explore or promote existing incentives for recycling and composting and discourage landfill waste; for example: --University of California Cooperative Extension Compost Education program. --Environmental Days provided by Recology, household hazardous waste drop-off events, and battery recycling stations at City Hall, Corp Yard, and Fire Stations. --Collect used motor oil/oil filters/batteries/CFLs curbside. --Recyclestuff.org. --Countywide Bring Your Own Cup campaign, Reusable vs. Disposable, A La Carte, and South Bay Green Gardens.	3	3	3.5	3	2	3.0
<b>C&amp;D requirements</b>	Expand requirements for C&D waste diversion beyond the current 5,000 square foot minimum.	3	3.5	4	2	2	3.0



## STRATEGY 2: REDUCE LANDFILLED FOOD WASTE.

Action	Description						Priority Score
<b>Technical assistance to top food generators</b>	Provide education, outreach, and technical assistance to top food producers such as hotels, hospitals, corporate cafeterias, and campuses to prevent food waste, increase surplus food donations, and comply with SB1383. Options include food waste tracking software and food donation pickup services.	4	2.5	4	4	4	3.7
<b>Food recovery and donation</b>	Continue to partner with local agencies to implement an Edible Food Recovery Program as required under SB 1383. Establish an excess edible food baseline and then assist food recovery organizations in establishing pickup and redistribution.	3	3.5	4	4	4	3.6
<b>Food recovery organization partnerships</b>	Participate in regional partnerships for promoting food waste reduction, recovery, and security, such as Loaves and Fishes, A La Carte, Silicon Valley Food Recovery, Second Harvest of Silicon Valley, and the Santa Clara County Food System Alliance.	3	3.5	4	4	4	3.6






## STRATEGY 3: ENHANCE SUSTAINABLE PRODUCTION AND CONSUMPTION.

Action	Description						Priority Score
<b>Reuse of salvageable building materials</b>	Promote organizations in Santa Clara County that process and sell salvageable building materials to building contractors.	2	4	4	4	3	3.3
<b>City property consumption and waste diversion</b>	In all City contracts and event permits, require that all third-party vendors provide and utilize compostable and/or reusable food service items to serve 50 or more people, and provide recycling and composting infrastructure.	3	3.5	4	3	2	3.2
<b>Municipal Sustainable Procurement Policy</b>	Implement a municipal Sustainable Procurement Policy to prioritize improvements for the highest emissions reduction impact purchasing decisions within each department, including vehicle and fuel purchases and low-carbon concrete.	3	3	4	3	2	3.1






<b>Carbon-smart building materials</b>	Educate architects, designers, and contractors to enable and promote carbon-sequestering and low-albedo building materials in new construction and renovations. This could include requirements for the disclosure and/or limit the embodied carbon emissions of buildings through whole-building or material specific policies.	2.5	3	4	3	3	3.2
<b>Support for schools on low-carbon alternatives and solutions</b>	Partner with Santa Clara Unified School District and SVP to implement low-carbon solutions. This may include working with the schools on energy efficiency and electrification, waste reduction and recycling, and sustainable purchasing.	2.5	3.5	4	3	2	3.0

## Natural Systems & Water Resources

### STRATEGY 1: INCREASE TREE CANOPY COVER






Action	Description						Priority Score
<b>Right-of-way tree planting</b>	Require residential tree planting in the right-of-way (between sidewalk and road) at time of sale.	3.5	2.5	3	4	3	3.3
<b>Tree rebate program</b>	Support private property planting of trees on currently paved surfaces through partnerships with current programs such as Our City Forest. Advertise services on the City website.	3	3.5	4	3	2	3.2
<b>Plan for retiring trees and sidewalk uplift</b>	Update City Tree Ordinance to develop a procedure for retiring and replacing trees (when they are dying or creating hazards), with an emphasis on species that maintain tree canopy, and prevent unintended consequences, such as sidewalk uplifts from tree root growth.	2	3	4	4	3	3.1






### STRATEGY 2: ENHANCE ECOSYSTEM RESILIENCE.

Action	Description						Priority Score
<b>Carbon farming on open space lands</b>	Partner with resource conservation districts to increase carbon farming, creek restoration, wetland restoration, and local offset opportunities in open space lands.	4	3.5	4	3	4	3.7

<b>Partnerships for compost management</b>	Establish partnerships with organizations such as conservation districts to manage and utilize compost products from organics processing in compliance with SB1383.	3.5	3.5	4	3	3	3.5
<b>Tree planting guide</b>	Support local organizations (e.g., ReScape California) in developing a planting guide that prioritizes increasing available soil, carbon sequestration, resilience, and other equitably-distributed co-benefits. The guide could include information on native and climate-adaptive plants, how to properly apply compost and mulch, reducing synthetic fertilizers to support soil health, how to store more water in the ground, and how to store carbon in soil, plants, and trees.	1	3.5	4	3	2	2.6






### STRATEGY 3: IMPROVE WATER SUPPLY & CONSERVATION.

Action	Description						Priority Score
<b>Incentives for community water fixture retrofits</b>	Encourage participation in Santa Clara Valley Water District's water conservation rebate programs. Expand the City's rain barrel and landscape rebate programs.	3	3.5	4	4	2	3.4
<b>Fixture replacement</b>	Expand replacement of inefficient water fixtures and appliances in high-end sectors (i.e., commercial, multi-family, and single-family).	3	3.5	4	4	2	3.4
<b>Water data accessibility</b>	Facilitate the sharing of geospatial data from the Silicon Valley 2.0 tool with Valley Water and wastewater managers.	3	3.5	4	3	3	3.3
<b>Water-efficient landscaping requirements</b>	Expand requirements for water-efficient landscaping practices, including requirements for cooling (trees, green roofs) and drought-tolerant native plants.	4	2.5	3	3	4	3.3
<b>Diversify the community water portfolio</b>	Continue collaboration with agency partners such as South Bay Water Recycling, Valley Water, BAWSCA, and SFPUC to diversify water supply portfolio and expand current sources. Diversified water portfolio towards drought resiliency could include utilizing a varying mix of surface and groundwater and requiring the increased use of recycled urban water in applicable sectors (e.g., irrigation, groundwater recharge, dual pump, cooling towers).	3.5	3	3	3	2	3.1






Action	Description						Priority Score
<b>Require recycled water connections for new development</b>	Require the use of recycled water for all non-potable uses where recycled water is available, per City Code 13.15.160. Require all new development where applicable to connect to the recycled water distribution system in order to provide recycled water for approved uses at the development site.	3.5	3	3	3	2	3.1

## Community Resilience & Wellbeing

### STRATEGY 1: IMPROVE COMMUNITY RESILIENCE.

Action	Description						Priority Score
<b>Community resilience networks</b>	Support neighborhood-based organizations and businesses in development of Neighborhood Resilience Hub Programs to prepare residents and respond to climate change. Identify suitable locations for resilience hubs, cooling centers, disaster assistance and supplies. These locations will also need to develop backup power sources in the event of a power outage.	3.5	3	4	4	4	3.7
<b>Support for people experiencing homelessness</b>	Expand support services to people experiencing homelessness during all extreme weather and hazard events (e.g., extreme heat, flooding, wildfires).	3	3	3	5	4	3.5
<b>Community climate action grant</b>	Establish an annual micro-grant program to support local citizen-led projects and programs that will reduce emissions, adapt to climate change, and enhance equity.	2.5	4	4	4	3	3.5
<b>Incentives for adaptation upgrades</b>	Offer rebates and/or other financial incentives to encourage adaptation upgrades (e.g., cool roofs, green roofs, cool pavement) and installation of low-emissions space-cooling devices (e.g., ceiling fans, heat pumps), which increase resilience cost-effectively and with a lower environmental impact.	3	3	4	3	2	3.1

## STRATEGY 2: PREPARE FOR CLIMATE CHANGE.

Action	Description						Priority Score
<b>Restrict high-hazard development</b>	Restrict development in high-hazard areas.	3.5	4	4	3	3	3.6
<b>On-site &amp; natural stormwater systems</b>	Integrate natural stormwater systems within site and building design to expand on-site stormwater management capacity.	3.5	3.5	4	3	3	3.5
<b>Reduce urban-wildland fire risk</b>	Reduce wildfire risk in natural landscapes by investigating opportunities within zoning, home construction, and fire safe building and landscape codes for the urban-wildland interface. Ensure that vegetation management incorporates habitat management principles.	3	3.5	4	3	3	3.3
<b>Low-albedo parking lots</b>	As part of conditions of approval, require new parking lots to be surfaced with more sustainable pavement materials (e.g., low-albedo, permeable pavement, e-pavement, etc.) to reduce heat gain during extreme heat events, reduce energy consumption related to cooling, and reduce stormwater runoff.	3.5	3	4	3	2	3.3
<b>Climate Resilience Capital Improvement Program (CIP)</b>	Revise design standards to require climate considerations in development of discretionary CIP projects. Ensure that the infrastructure being developed will be designed with forecasted changes in climate (precipitation, temperature, wildfire, sea level rise) in mind.	3.5	3	3.5	3	2	3.2
<b>Planned retreat strategies</b>	Identify and consider relocation opportunities for critical facilities (i.e., planned retreat for structures at risk of recurring damages).	3	3.5	3	3	3	3.1

**From:** [PlanningCommission](#)  
**To:** [Nimisha Agrawal](#); [John Davidson](#)  
**Cc:** [Reena Brilliot](#); [Elizabeth Elliott](#)  
**Subject:** Re: Santa Clara's Climate Action Plan Update  
**Date:** Wednesday, August 26, 2020 11:21:53 AM

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Dear Ms. Kelsey,

Thank you for your correspondence regarding the climate action plan. A copy of your letter will be included in tonight's meeting and distributed to the Planning Commission.

Best regards,

Gloria

Gloria Sciara, AICP  
Development Review Officer  
City of Santa Clara

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**From:** PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>  
**Sent:** Wednesday, August 26, 2020 11:20:07 AM  
**To:** Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>; John Davidson <JDavidson@SantaClaraCA.gov>  
**Cc:** Reena Brilliot <RBrilliot@SantaClaraCA.gov>; Elizabeth Elliott <EElliott@santaclaraca.gov>  
**Subject:** Fwd: Santa Clara's Climate Action Plan Update

FYI  
Gloria

Gloria Sciara, AICP  
Development Review Officer  
City of Santa Clara

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**From:** Barbara Kelsey <barbara.kelsey@sierraclub.org>  
**Sent:** Wednesday, August 26, 2020 10:57 AM  
**To:** PlanningCommission  
**Cc:** Lance Saleme; Nancy Biagini; Priya Cherukuru; Anthony Becker; Yuki Ikezi; Sudhanshu Jain; Nimisha Agrawal; Gladwyn d'Souza; Gita Dev; Kristel Wickham; James Eggers  
**Subject:** RE: Santa Clara's Climate Action Plan Update

To: City of Santa Clara Planning Commissioners, and  
Nimisha Agrawal, Associate Planner

RE: Santa Clara's Climate Action Plan Update

We live in a climate crisis which threatens the survival of organized human life on Earth. Meanwhile, the federal government is weakening environmental regulations and accelerating the construction of fossil fuel projects. However, strong climate policies from Bay Area cities are already influencing state level policy. Time is running out, and our best opportunity for climate action is for cities to lead the way with strong local policies.

Please see our full comment letter attached.

Respectfully Submitted,

Gladwyn d'Souza, Co-Chair, Conservation Committee, Loma Prieta Chapter, Sierra Club

Gita Dev, Co-Chair, Sustainable Land Use Committee, Loma Prieta Chapter, Sierra Club

Kristel Wickham, Climate Action Leadership Team, Loma Prieta Chapter, Sierra Club

Cc James Eggers, Executive Director, Loma Prieta Chapter, Sierra Club

sent by:

*Barbara Kelsey*

**Chapter Coordinator**

**Sierra Club, Loma Prieta Chapter**

**3921 E. Bayshore Rd, Suite 204**

**Palo Alto, CA 94303**

**[barbara.kelsey@sierraclub.org](mailto:barbara.kelsey@sierraclub.org)**

*Please note that our Chapter office in Palo Alto is closed for the remainder of the year, so email is the best way to contact us. Thank you.*







Serving San Mateo, Santa Clara and San Benito Counties

**August 25, 2020**

**To: City of Santa Clara Planning Commissioners, and**

**Nimisha Agrawal, Associate Planner**

**RE: Santa Clara's Climate Action Plan Update**

We live in a climate crisis which threatens the survival of organized human life on Earth. Meanwhile, the federal government is weakening environmental regulations and accelerating the construction of fossil fuel projects. However, strong climate policies from Bay Area cities are already influencing state level policy. Time is running out, and our best opportunity for climate action is for cities to lead the way with strong local policies.

According to the [Risk Finder tool by ClimateCentral.org](https://riskfinder.climatecentral.org), the City of Santa Clara has property at risk during a 3 ft flooding event combined with sea level rise. The probability of a 3 ft flood event by 2030 is estimated at 35% – 68%, and by 2050 the probability range is 76 % – 100%<sup>1</sup>. In addition, the Silicon Valley 2.0 Climate Change Vulnerability Assessment tool<sup>2</sup> shows that by mid-century 27 million sq ft of buildings, 490 acres of land and 29 miles of roadway in the City of Santa Clara are classified as having High or Moderate Vulnerability to riverine flooding. By 2050, economic impact in the City of Santa Clara from replacement costs, interruption of economic activity, and loss of fiscal revenue is predicted at \$4.5 billion mostly due to buildings and roadways affected by riverine flooding.

The only certain way to mitigate climate change and delay and minimize sea level rise and flooding is to dramatically reduce greenhouse gas emissions (GHG). To this end, we recommend that Santa Clara set GHG reduction goals well beyond the current state targets and focus its Climate Action Plan (CAP) on feasible mitigation policies that are, as advised by the UN's Intergovernmental Panel on Climate Change (IPCC), "rapid, far-reaching and unprecedented." In addition, Santa Clara must strengthen itself against

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<sup>1</sup> ClimateCentral.org Risk Finder Assessment for City of Santa Clara: [https://riskfinder.climatecentral.org/place/santa-clara.ca.us?comparisonType=place&forecastType=NOAA2017\\_int\\_p50&impact=Property&impactGroup=Buildings&level=3&unit=ft&zillowPlaceType=place](https://riskfinder.climatecentral.org/place/santa-clara.ca.us?comparisonType=place&forecastType=NOAA2017_int_p50&impact=Property&impactGroup=Buildings&level=3&unit=ft&zillowPlaceType=place)

<sup>2</sup> Silicon Valley 2.0 Climate Change Vulnerability Assessment Tool using inputs of: Geography: City of Santa Clara / Climate Variables: Sea Level Rise, Riverine Flooding, Wildfire and Extreme Heat / Horizon Year: Mid-century- 2050 / Emissions Scenario: B1-Low / Sea Level Rise Scenario: zero cm and no storm surge / Assets: All assets selected (parcels, buildings, transportation, energy, wastewater, communications, hazardous materials and coastal protection). <http://siliconvalleytwopointzero.org/vulnerability>

climate impacts by including a vulnerability and adaptation plan for riverine flooding, extreme heat and wildfire impacts.

In order to support your development of a strong CAP, we invite you to complete the attached **Climate Action Plan Assessment Form**, which lists the elements of a CAP that we consider most critical. We recommend that Santa Clara streamline its CAP to focus on the measures that will achieve the largest reductions in greenhouse gas emissions and also consider adopting an abbreviated format,<sup>3</sup> so that the document is more accessible to all readers, including decision makers and members of the public. We strongly encourage you to create a clear plan for tracking the actions in your CAP, measuring progress publicly at least quarterly.

We appreciate the opportunity to present you with recommendations for climate action and are available for any further clarification. We look forward to working with Santa Clara staff, Planning Commissioners and City Council to create the strongest Climate Action Plan possible.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Gladwyn d'Souza".

Gladwyn d'Souza, Co-Chair, Conservation Committee, Loma Prieta Chapter, Sierra Club  
Gita Dev, Co-Chair, Sustainable Land Use Committee, Loma Prieta Chapter, Sierra Club  
Kristel Wickham, Climate Action Leadership Team, Loma Prieta Chapter, Sierra Club  
Cc James Eggers, Executive Director, Loma Prieta Chapter, Sierra Club

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<sup>3</sup> For an example of an abbreviated Climate Action Plan, see City of Menlo Park 2030 Climate Action Plan, July 2020, <https://menlopark.org/ArchiveCenter/ViewFile/Item/11486>

## Climate Action Plan Assessment Form

Please use the form below as an outline for Santa Clara's proposed Climate Action Plan and send it to the Sierra Club Loma Prieta Chapter's Climate Action Leadership Team at [dashiell.leeds@sierraclub.org](mailto:dashiell.leeds@sierraclub.org).

Action #	Description	Included in CAP?	Comments
1	<b>Adopt a bold goal</b> to reduce community wide GHGs by at least 80% by 2030, given that scientific findings now show California's goal of a 40% reduction is no longer sufficient to address the severity of the crisis. <sup>4</sup> Option 3 from Raimi + Associates memo from 7/28/20 Re: Task 2.3 Recommend and Forecast GHG Targets	<input type="checkbox"/>	
2	<b>Specify all resources</b> required to implement each action in the plan, including dollar amounts, staff hours and task owners.	<input type="checkbox"/>	
3	<b>Identify approximately 10 easy-to-track metrics</b> to help Council members and the public gauge success of the plan and define a reporting frequency for those metrics.	<input type="checkbox"/>	
4	<b>New buildings:</b> plan to immediately stop the expansion of natural gas fueled infrastructure, which can be accomplished by enacting a strong "Mountain-View style" All Electric Reach Code <sup>5</sup> requiring all new buildings to be 100% electric.	<input type="checkbox"/>	
5	<b>Existing buildings: create a plan to reduce 80% of GHG emissions from existing buildings by 2030</b> , which can be accomplished with a "Burnout Ordinance" paired with rebates that together aim to phase out the burning of natural gas in existing buildings, as was recently proposed in Menlo Park's CAP. <sup>6</sup>	<input type="checkbox"/>	
6	<b>Create a plan for reducing vehicle miles traveled by 25%</b> , which can be accomplished by a) rezoning to encourage higher density near transit and b) creating a Green Streets network <sup>7</sup> that makes the City easier and safer to navigate without a car. <sup>8</sup>	<input type="checkbox"/>	
7	<b>Create a plan to further increase access to electric vehicle (EV) charging</b> , especially for those living in multi-family housing and where charging can be done during the day, when clean solar energy is increasingly abundant on the electric grid.	<input type="checkbox"/>	
8	<b>Create a plan to replace 100% of the City's municipal assets that currently use fossil fuels</b> with efficient electric alternatives, including but not limited to: gas pool heating equipment, gasoline and diesel municipal fleet vehicles, gas furnaces, gas water heaters and gasoline-powered landscaping equipment.	<input type="checkbox"/>	
9	<b>Create a climate adaptation plan</b> focused on protecting areas of the community vulnerable to riverine flooding and extreme heat events, as forecasted by the National Oceanic and Atmospheric Administration (NOAA) and <a href="https://www.siliconvalleyclimatepartnership.org/2020/07/20/silicon-valley-2-0-climate-change-preparedness-decision-support-tool/">Silicon Valley 2.0 Climate Change Preparedness Decision Support Tool</a> .	<input type="checkbox"/>	
10	<b>Create a Citizen's Advisory Commission or Sustainability Commission</b> to support the development and implementation of a CAP, and then to monitor progress on the actions.	<input type="checkbox"/>	

<sup>4</sup> Palo Alto has adopted a goal of 80% GHG reduction by 2030. Menlo Park's adopted goal is 90% GHG reduction by 2030.

<sup>5</sup> See pages 23 – 30 of Mountain View's Chapter 8 Building Code Modifications effective January 1, 2020.

<https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=31140>

<sup>6</sup> City of Menlo Park 2030 Climate Action Plan, July 2020, <https://www.menlopark.org/ArchiveCenter/ViewFile/Item/11486>

<sup>7</sup> Sierra Club Guidelines for a Green Streets Network:

<https://www.sierraclub.org/sites/www.sierraclub.org/files/sceaauthors/u4142/Sierra%20Club%20Loma%20Prieta%20Open%20Streets%205-1-20.pdf>

<sup>8</sup> For an example of a City that has implemented Green Streets, see Oakland's Slow Streets Program,

<https://www.oaklandca.gov/projects/oakland-slow-streets>



# City of Santa Clara

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

## Agenda Report

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**20-985**

**Agenda Date: 10/14/2020**

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### **REPORT TO PLANNING COMMISSION**

#### **SUBJECT**

Planning Commission Meeting Minutes of May 27, 2020 Meeting

#### **RECOMMENDATION**

Approve the Planning Commission Minutes of the May 27, 2020 Meeting.



# City of Santa Clara

## Meeting Minutes

### Planning Commission

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05/27/2020

6:00 PM

City Hall Council Chambers

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Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented methods for the public to participate remotely:

- Via Zoom:
  - o <https://santaclaraca.zoom.us/j/961068578> or
  - o Phone: 1(669) 900-6833
- Via the City's eComment (now available during the meeting)
- Via email to [Planning@santaclaraca.gov](mailto:Planning@santaclaraca.gov)

The public may view the meetings on [SantaClaraCA.gov](http://SantaClaraCA.gov), Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Public Comments prior to meeting may be submitted via email to [planning@santaclaraca.gov](mailto:planning@santaclaraca.gov) no later than noon on the day of the meeting; and also before and during the meeting via eComment.

To utilize eComment, please visit the following website:

<https://santaclaraca.legistar.com/Calendar.aspx>, and select the "eComment" link next to the Planning Commission meeting for May 27.

The meeting set-up is in line with the recommendations of the COVID-19 White House Task Force, which notes no more than 10 people gatherings. Planning Commissioners will be participating remotely. A limited number of staff will also be present.

We highly encourage interested members of the public to stay at home and provide public comment remotely. Any members of the public wishing to come in person should first check-in at the City Council Chambers. City staff may direct you to wait in the City Hall cafeteria or outside the Council Chambers until your item of interest is discussed in order to maintain sufficient social distancing guidelines.

**PUBLIC PARTICIPATION IN ZOOM WEBINAR:**

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

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

**6:00 PM REGULAR MEETING****Call to Order**

**Chair Becker** called the meeting to order at 6:12 p.m.

**Pledge of Allegiance and Statement of Values****Roll Call**

**Chair Becker** announced that Commissioner Ikezi would be joining the meeting later.

**Commissioner Ikezi** joined the meeting at 6:16 p.m.

**Present** 6 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Commissioner Sudhanshu Jain, Vice Chair Lance Saleme, Chair Anthony Becker, and Commissioner Priya Cherukuru

**Absent** 1 - Commissioner Nancy A. Biagini

**A motion was made by Vice Chair Saleme, seconded by Commissioner Cherukuru, to excuse Commissioner Biagini.**

**Aye:** 6 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, and Commissioner Cherukuru

**Absent:** 1 - Commissioner Biagini

**DECLARATION OF COMMISSION PROCEDURES**

Chair Becker read the Declaration of Commission Procedures.

**CONTINUANCES/EXCEPTIONS**

None.

**CONSENT CALENDAR**

1.A [20-364](#) Approve Purchase of New iPads for the Planning Commission

**Recommendation:**

1. Approve the purchase of ten 12.9-inch iPad Pro Wi-Fi (256GB) at a cost of \$1092.91 (including tax and fees) each and allocate up to \$1000.00 for additional chargers and keyboard cases for a total cost not to exceed \$11,920.

**A motion was made by Commissioner Jain, seconded by Commissioner Cherukuru to approve this item.**

**Present** 6 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Commissioner Sudhanshu Jain, Vice Chair Lance Saleme, Chair Anthony Becker, and Commissioner Priya Cherukuru

**Absent** 1 - Commissioner Nancy A. Biagini

**PUBLIC PRESENTATIONS**

There were no public presentations.

**PUBLIC HEARING**

2. [20-524](#) Action on a Development Area Plan for Phase 2, Parcel 4 of the Related Santa Clara Project (Council Pillar: Promote and Enhance Economic, Housing and Transportation Development)

**Recommendation:** Alternatives 1 and 2: That the Planning Commission adopt resolutions for the Related Santa Clara (City Place) DAP 2, Phase 2, Parcel 4 application located at 5155 Stars and Stripes Drive recommending that the City Council:

1. Adopt the EIR Addendum for DAP 2, Phase 2, Parcel 4
2. Approve the DAP 2, Phase 2, Parcel 4 Application, including a parking reduction, subject to conditions.

**Sheldon Ah Sing**, Consultant Planner, provided a Powerpoint presentation.

Commissioners asked clarifying questions on several topics, including whether the project would have “Smart City” amenities, the quantities of vehicle and bicycle parking, the amount of planned entertainment and retail spaces, and the number of dwelling units.

**Allie Jackman, Principal Engineer, Department of Public Works**, spoke and addressed questions regarding the project.

**Anna Shimko, Burke, Williams & Sorenson, LLP**, outside counsel for the City, replied to questions about the retail milestones and other items regarding the phases of the development.

**Applicant Steve Eimer, Executive Vice President, Related Companies**, provided a Powerpoint presentation.

Meeting went into Recess at 9 p.m. and reconvened at 9:12 p.m.

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

**Aye:** 6 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, and Commissioner Cherukuru

**Absent:** 1 - Commissioner Biagini

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

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, and Commissioner Cherukuru

**Nay:** 1 - Chair Becker

**Absent:** 1 - Commissioner Biagini



**A motion was made by Commissioner Cherukuru, seconded by Commissioner Kelly to Approve Staff Recommendation Alternative 2.**

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, and Commissioner Cherukuru

**Nay:** 1 - Chair Becker

**Absent:** 1 - Commissioner Biagini

**A motion was made by Commissioner Jain, seconded by Commissioner Ikezi to recommend that Council engage in discussions with the applicant to improve the TDM measures/plan to ensure a higher mode shift and to ensure ample parking is provided in this project.**

**Aye:** 6 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, and Commissioner Cherukuru

**Absent:** 1 - Commissioner Biagini

3. [20-132](#) Public Hearing: Action on a Variance to minimum lot widths at 1635 Main Street and 1045 Civic Center Drive

**Recommendation:** Alternative 1: Adopt a Resolution approving the Variance to reduce minimum lot width at the rear of 1635 Main Street and the Variance to merge the two lots at 1045 Civic Center Drive into a combined lot with substandard width.

**Associate Planner Debby Fernandez** provided a Powerpoint presentation.

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

**Aye:** 6 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, and Commissioner Cherukuru

**Absent:** 1 - Commissioner Biagini

**Applicant Neal Patel** spoke on the item and provided a history of the purchase of the property, noted that granting the variance would provide access to a detached garage and that this new layout reflected an agreement between himself and the neighboring property owner.

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

**Aye:** 6 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, and Commissioner Cherukuru

**Absent:** 1 - Commissioner Biagini

4. [20-379](#) Public Hearing: Action on an Amendment to Variances (V.1090 and V.1091) for the properties located at 1560 and 1582 Jackson Street

**Recommendation:** Alternative 1: Adopt a Resolution to Amend the Variances to delete the requirement for a Covenant Agreement prohibiting the intensification of the residential use for the properties located at 1560 and 1582 Jackson Street.

Due to technical difficulties at the meeting, the presentation on item 4 was cut short, no public testimony or voting took place, and the meeting was adjourned.

5. [20-499](#) Public Hearing: Review of the Proposed FY 2020/21 and FY 2021/22 Biennial Capital Improvement Program Budget for Conformity with the City of Santa Clara 2010-2035 General Plan

**Recommendation:** Adopt a Resolution making findings on the conformity of the Proposed FY 2020/21 & FY 2021/22 Biennial Capital Improvement Program Budget with the 2010-2035 General Plan.

Due to technical difficulties at the meeting, the meeting was adjourned before the Planning Commission reached this item on the agenda, and the hearing on this item was canceled.

#### **ADJOURNMENT:**

Due to technical difficulties the meeting was adjourned at 10:48 p.m.

The next regular meeting is scheduled for June 10, 2020, at 6 p.m.



## Agenda Report

20-842

Agenda Date: 10/14/2020

### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

Public Hearing: Action on Appeal of Architectural Review Approval by the Community Development Director for the property at 2847 Sycamore Way

#### **REPORT IN BRIEF**

Project: Appeal of Architectural Review Approval by the Community Development Director for the proposed 499 square foot 4th bedroom and foyer addition to the front of the home, 48 square foot covered porch and a 71 square foot garage addition. The existing home is currently a 2,278 square foot, 3-bedroom, 3 1/2 bath residence with an existing 395 square foot garage. Approval of the addition would result in 2,777 square foot, 4-bedroom, 3 1/2 bath residence with a 466 square foot garage. The proposal includes changing the orientation of the garage so that it will be consistent with the majority of the neighborhood.

Applicant: Sangwook Lee

Owner: James Jeon

General Plan: Very Low Density Residential

Zoning: Single Family Residential (R1-6L)

Site Area: 7,405 square feet

Existing Site Conditions: Developed with a two-story 2,278 square foot three bedroom, and three and a half bathroom single family residence with an attached 395 square foot two car garage.

Surrounding Land Uses: One- and two-story single-family residences.

Issues: Neighborhood opposition to potential privacy, scale, and building massing impacts of the proposed one story addition, citing inconsistency with the neighborhood pattern.

Staff Recommendation: Deny the appeal and uphold the Community Development Director's approval for the proposed addition.

#### **BACKGROUND**

The applicant, Sangwook Lee, on behalf of the property owner, James Jeon, filed an application on May 21, 2020 proposing a 499 square foot, 4th bedroom and foyer addition to the front of the existing home, 48 square foot covered porch and a 71 square foot garage addition to an existing 2,278 square foot, 3-bedroom, 3 1/2 bath, 2-story residence with an existing 395 square foot garage with a substandard depth of 17'-8". The proposal also includes changing the orientation of the garage to face the street. There are no changes proposed on the second floor. This would result in a 2,777 square foot, 4-bedroom, 3 1/2 bath 2-story residence with a 466 square foot garage with conforming dimensions of 20' x 20'-9".

The project was considered and approved administratively on August 17, 2020 after making the findings pursuant to the chapter 18.76, Architectural Review of the Zoning Code. Following this approval, staff circulated a courtesy notice on August 18 to all property owners within a 300 foot radius, notifying them of the approval and to provide an opportunity to file an appeal. The courtesy notice was provided because of the project's unique history, with previous opposition to a prior project proposal that was denied by the Architectural Committee in 2018. On August 21, 2020, the appellants, Deborah and Daniel Smith, filed a timely appeal of the August 17, 2020 determination.

A previous application was submitted by the property owners on June 8, 2018 and was considered by the Architectural Committee. The previous application met the development standards in the R1-6L zoning district and was thus recommended for approval by staff. The Architectural Committee twice continued the 2018 proposal for redesign at the Architectural Committee meetings on July 17, 2018 and August 29, 2018 to address the concerns from the neighbors. The final design would have allowed for a 451 square foot home expansion and a 49 square foot garage expansion, with no porch addition. That application was denied at the Architectural Committee meeting on September 19, 2018.

## **DISCUSSION**

The property is zoned Single Family Residential (R1-6L). The city records show that the residence as existing is 2,278 square feet plus a 395 square foot garage, for a total of 2,673 square feet. The house was originally constructed in 1960 with 4 bedrooms. Later, in 1965 a second story was added, converting it into a 5 bedroom house. In 2017, building permits were issued to remove walls from two of the bedrooms, making it an open area. As such it is currently a 3 bedroom residence and the proposed addition would now be considered a fourth bedroom addition.

Based on the policies in place, the previous application submitted in 2018, required the fourth bedroom addition to be approved at the Architectural Committee. However, on February 11, 2020 the City Council adopted an ordinance amending Chapter 18.76 (Architectural Review) of the Zoning Code. This Zoning Code amendment took effect earlier this year and the amendment requires only single family home additions proposing 5 or more bedrooms or two or more exterior accesses to bedrooms to be heard at a public Development Review Hearing.

Single-family additions with four or fewer bedrooms are permitted after staff-level architectural review, subject to compliance with the Zoning Code regulations, and no longer require a public hearing. The new application, which was submitted to the City on May 21, 2020, meets all the zoning requirements and is consistent with the Single Family Design Guidelines and was therefore approved by City staff. Administrative architectural decisions can be appealed to the Planning Commission and as such, a courtesy notice of the decision was sent to properties within 300 feet. A table providing a comparison between the various iterations of the previous application and the proposed application has been included for reference in Attachment 3, Project Data Summary and Maps.

The proposed addition will have a building coverage of 39%, which is within the maximum building coverage requirement of 40% in the R1-6L zoning district. The front bedroom addition conforms to the front set-back requirement of 20 feet in the R1-6L zoning district, providing a front set back of approximately 33 feet, which is 13 feet beyond the code requirement.

The applicant also proposes a 3'-5" addition (71 square foot area) to the existing substandard depth

of the garage (17'-8") to meet the minimum required depth of garage (20' clear). The garage addition is 22' from the property line, which exceeds the 20 feet front set back requirement and is consistent with the prevailing garage orientation pattern on Sycamore Way. The majority of the homes are set back 22 feet to 23 feet on Sycamore Way. The proposed garage size will be 465 square feet. Pursuant to Section 18.66.030 of the Zoning Code, attached accessory buildings not exceeding six hundred (600) square feet are allowed by right. The garage door opening would be reoriented from the side facing access to front facing access and parallel to the Sycamore Way. The applicant is proposing a new driveway to access the garage from Sycamore Way. On Sycamore Way, 25 houses of the total 32 houses have the same garage orientation as proposed project.

### *Conclusion*

The proposed fourth bedroom addition is an administrative approval. The proposal conforms to all the requirements of the Single Family zoning district (R1-6L) and the Single family design guidelines. It would not have an undue impact on the adjacent homes or the neighborhood as the entire addition is one story and limited in square footage.

### **ENVIRONMENTAL REVIEW**

The project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301(e)(1), Existing Facilities, which exempts additions to existing structures when the addition will not exceed 2,500 square feet or 50% of the floor area before the addition, whichever is less. Here, the applicant is proposing an addition of 618 square feet to an existing 2,278 square foot dwelling with a 395 square foot garage.

### **FISCAL IMPACT**

There is no cost to the City other than administrative staff time and expense typically covered by processing fees paid by the applicant.

### **COORDINATION**

This report was coordinated with the City Attorney's Office.

### **PUBLIC CONTACT**

On August 18, 2020, a courtesy notice was mailed to property owners within 300 feet of the project to convey the Director of Community Development's administrative approval of the proposed house modifications and the appeal process of the decision.

On September 30, 2020, a notice of public hearing of this item was posted in at least three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project.

Public correspondence received up to the time of this Staff Report is attached for reference.

### **ALTERNATIVES**

1. Adopt a resolution to deny the appeal and uphold the Community Development Director's approval of the proposed addition at 2847 Sycamore Way.
2. Approve the appeal and overturn the Community Development Director's approval of the proposed addition at 2847 Sycamore Way.

**RECOMMENDATION**

1. Adopt a resolution to deny the appeal and uphold the Community Development Director's approval of the proposed addition at 2847 Sycamore Way.

Prepared by: Nimisha Agrawal, Associate Planner

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Reena Brilliot, Planning Manager

**ATTACHMENTS**

1. Resolution to Deny the Appeal
2. Appeal Request
3. Project Data Summary and Maps
4. Correspondence
5. Property Owner's Statement
6. Development Plan

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF SANTA CLARA, CALIFORNIA TO DENY THE  
APPEAL AND UPHOLD THE COMMUNITY DEVELOPMENT  
DIRECTOR'S APPROVAL OF THE PROPOSED ADDITION AT  
2847 SYCAMORE WAY, SANTA CLARA, CALIFORNIA**

PLN2020-14567

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

**WHEREAS**, on May 21, 2020, Sangwook Lee ("Applicant"), on behalf of James Jeon ("Property Owner"), filed a Planning Application for the 7,405 square-foot property located site at 2847 Sycamore Way ("Project Site");

**WHEREAS**, the General Plan designation for the Project Site is Very Low Density Residential and the zoning designation is Single Family Residential (R1-6L);

**WHEREAS**, the development application involves a request for Architectural Review of a proposed 499 square foot, 4th bedroom and foyer addition to the front of the home, a 48 square foot covered porch and a 71 square foot garage addition to an existing 2,278 square foot, 3-bedroom 3 1/2 bath residence with an existing 395 square foot garage ("Project"), as shown on the Development Plans, attached hereto and incorporated by this reference;

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301(e)(1), Existing Facilities, which exempts additions to existing structures when the addition will not exceed 2,500 square feet or 50% of the floor area before the addition, whichever is less, and here the applicant is proposing an addition of 618 square feet to an existing 2,278 square foot dwelling with a 395 square foot garage;

**WHEREAS**, on August 17, 2020, the Project was considered and approved administratively after making the findings pursuant to the chapter 18.76, Architectural Review of the Zoning Code and finding consistency with the requirements of the Single Family Residential (R1-6L) zoning designation;

**WHEREAS**, following this approval, staff circulated a courtesy notice to all property owners within a 300 foot radius of the Project Site, notifying them of the approval and to provide an opportunity to file an appeal;

**WHEREAS**, in the event the Applicant or others affected are not satisfied with the decision of the Community Development Director, he or she may within seven days after such decision appeal in writing to the Planning Commission;

**WHEREAS**, on August 21, 2020, the appellants, Deborah and Daniel Smith, filed an appeal for the Community Development Director approval of the project, which asserted that the Project is not consistent with the prevailing patterns of the neighborhood and obstructs their views;

**WHEREAS**, on September 30, 2020 the notice of public hearing for the October 14, 2020 Planning Commission meeting was posted in three conspicuous locations within 300 feet of the Project Site, and on October 2, 2020, notice was mailed to interested parties within 300 feet of the Project Site boundaries, in accordance with the City Code; and

**WHEREAS**, on October 14, 2020, the Planning Commission held a duly noticed public hearing to consider the appeal of the Development Review Hearing determination, at which time all interested persons were given an opportunity to provide testimony and present evidence, both in support of and in opposition to the appeal.

**NOW THEREFORE, BE IT FURTHER 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 part hereof.
2. That the Planning Commission hereby overrules the appeal filed by the appellants of the Community Development Director's architectural approval of the project on August 17, 2020 and upholds the Community Development Director's architectural review to allow construction of the Project, as shown in the Development Plans.



3. That pursuant to SCCC Section 18.76.020(d), the Planning Commission determines that the following required findings exist to support the architectural approval and justify overruling this appeal:

A. That any off-street parking areas, screening strips and other facilities and improvements necessary to secure the purpose and intent of the Zoning Ordinance and the General Plan of the City are a part of the proposed development, in that in that the proposed project provides the required two car covered parking spaces on-site in the modified attached two-car garage, and is served by existing infrastructure adequate in size and capacity to support the proposed use.

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 hazards, in that in that nearby public streets are adequate in size and design to serve the proposed addition to the existing single family residence, and the use will not create a substantive increase in traffic, as the property remains a single family residence.

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 Ordinance and the General Plan of the City, in that the Project Site is located in a neighborhood with a mix of architectural styles that include original and remodeled homes one- and two-stories in height; the Project is proposing a small addition to the existing one-story residence keeping with the scale and general building form of other residences in the neighborhood consistent with the City's Single-Family Residential Design Guidelines, and the entire addition is single story construction;

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 injurious to property or improvements in said neighborhood, in that the Project is subject to the California Building Code and Santa City Code requirements for demolition and new construction, and maintains the Project Site for single family residential use consistent with the surrounding built environment.

E. That the proposed development, as set forth in the plans and drawings, is 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, in that the Project is designed as a previously approved two-story home with an attached garage is in keeping with the prevalent building form in the neighborhood, is proportional in scale, and is compatible with homes renovated and rebuilt along the streetscape.

4. 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 approval of the proposed development as detailed in the attached development plans.

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5. 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 14<sup>h</sup> DAY OF OCTOBER 2020, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: \_\_\_\_\_  
ANDREW CRABTREE  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF SANTA CLARA

Attachments Incorporated by Reference:  
1. Development Plans

I:\PLANNING\2020\Project Files Active\PLN2020-14567 2847 Sycamore Way (Appeal)\PC\Resolution to deny the Appeal.doc



## Planning and Inspection Department

Planning Division  
1500 Warburton Avenue  
Santa Clara, CA 95050  
Ph: (408) 615-2450

### Appeal Form

#### Instructions

Use this form to appeal a decision of the Architectural Review Committee or Planning Commission. **All appeals must be filed in the Planning Division within seven calendar days of the action being appealed.**

Appeals from the Architectural Review Committee are made to the Planning Commission and will be set for hearing on the next available Planning Commission agenda. Appeals from the Planning Commission are made to the City Council and will be placed on the subsequent City Council Agenda to set a hearing date. Please contact the Planning Division at the number listed above with any inquiries about the process.

Please print, complete, and sign this form before mailing or delivering to the City, along with the fee payment, and supporting documentation, letters, etc. (if any).

#### Appeal Fees

Appeal Fees are set by the Municipal Code of the City of Santa Clara and are subject to annual review. Please call the Planning Division for the current Appeal Fee. **Fee payment must be received by the City of Santa Clara before this form submittal can be certified as complete.**

Appeal fees may be paid by cash, check, or with VISA, MasterCard, or American Express, at the Permit Center at City Hall. Alternatively, checks or money orders made payable to City of Santa Clara can be mailed or delivered to Planning Division, City Hall, 1500 Warburton Avenue, Santa Clara, California 95050.

#### Appellant Declaration

Name:

Deborah Smith

*and Daniel Smith*

Street Address:

2843 Sycamore Way

City, State, Zip Code:

Santa Clara, CA 95051

Phone number:

(408) 838-9501

E-mail address:

r4smiths@msn.com

In accordance with the provisions of the Municipal Code of the City of Santa Clara, I hereby



**Appellant Statement**

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

Action being appealed:

addition to the front of the home, 499 sq ft fourth bedroom

48 sq ft foyer, 71 sq ft garage addition, change in garage orientation

Reason for Appeal:

See email

**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.

*Don Smith & Dawn Smith*  
Signature of Appellant *on behalf of Delores Smith*

8/23/2020

Date

## Nimisha Agrawal

---

**From:** deborah smith <r4smiths@msn.com>  
**Sent:** Sunday, August 23, 2020 6:40 PM  
**To:** Nimisha Agrawal; deborah smith; Suhas Sheshadri; Ginger Dillon; Judy Blanco  
**Subject:** APPEAL  
**Attachments:** AppealFormArchitecturalCom.pdf; ATT00001.htm

### **18 July 2018: First Meeting with Architect Committee**

Members of the committee advised the owners at [2847 Sycamore Way](#) to present a new design that addressed neighborhood concerns.

### **29 August 2018: Second Meeting with Architect Committee**

Owners did not propose any new designs as directed. Nine neighbors attended the meeting in person and twenty more signed a petition opposing the addition at [2847 Sycamore Way](#).

### **19 September 2018: Third Meeting with Architect Committee**

Redesign Proposal: ADD 451 sq. ft to first floor; ADD 49 sq. ft to garage and change orientation of garage = Gross Floor Area 500 sq. ft

This proposal was disapproved by the Committee and the neighbors at [2874 Sycamore Way](#) filed an appeal.

### **28 November 2018:** Nimisha Agrawal responded via email as follows regarding the appeal:

*There has been no change on the appeal for 2847 Sycamore. The City Of Santa Clara Code does not impose any time limit for acting upon the appeal. We will keep you informed if we hear anything further on the project.*

### **20 August 2020:** Notice of Architectural Approval 2847 Sycamore Way:

ADD: 499 sq. ft fourth bedroom in the front; ADD: 48 sq. ft foyer; ADD: 71 sq. ft garage addition and change orientation of garage = Gross Floor Area 618 sq. ft

**PLEASE NOTE: The square footage that is reflected in the most recent proposal is greater than the square footage that was disapproved by the Architect Committee two years ago.**

The notice we received today indicates that an appeal can be filed with the Planning Division by [25 August 2020](#). I have already sent concerns about the process to Nimisha Agrawal. Considering the short time line and anticipated delays in responding to email, **I wish to formally appeal the proposed addition at [2847 Sycamore Way](#).**

Regards,  
Deborah Smith

**File:** PLN2020-14567  
**Location:** **2847 Sycamore Way**, a 7,405 square foot property, located on the north side of Sycamore Way between Birch Way and Cedar Way; APN: 293-22-062;  
**Applicant:** Sangwook Lee, Beyond Space.  
**Owner:** James Jeon  
**CEQA Determination:** Categorically Exempt Per Section 15301(e)(1), Existing Facilities

	Existing	Proposed
<b>General Designation</b>	Very Low density Residential	Same
<b>Zoning District</b>	Single Family Residential (R1-6L)	Same
<b>Land Use</b>	Single Family Residential	Same
<b>Lot Size</b>	7,405	Same
<b>House Living Area</b>	2,278	2,777
<b>Garage</b>	395	466
<b>Accessory Dwelling Unit</b>	None	None
<b>Porch Cover/other</b>	110	48
<b>Gross Floor Area (sf)</b>	2,783	3,291
<b>Lot Coverage</b>	2,262 / 7,405 = 30.5%	2,880 / 7,405 = 39%
<b>Bedrooms/Bathrooms</b>	3 / 3 1/2	4 / 3 1/2

#### Comparison of the Proposed Additions

Lot Size: 7,405 sq. ft.					
	Existing Floor Area (sq. ft.)	Addition (sq. ft.) Original Proposal (7/14/18AC)	Addition (sq. ft.) Redesign (Reviewed at 8/29/18 AC)	Addition (sq. ft.) Redesign (Reviewed at 9/19/18 AC)	Addition (sq. ft.) New Application (Approved on 8/17/20)
<b>House Living Area</b>	2,278	525	500	451	499
<b>Garage</b>	396	104	49	49	71
<b>Porch/other</b>	110	-	-	-	48
<b>Gross Floor Area</b>	2,783	629	549	500	618
<b>Bedrooms/Baths</b>	3 Bedroom 3 ½ Baths	4 Bedroom 4 ½ Baths	4 Bedroom 4 ½ Baths	4 Bedroom 4 ½ Baths	4 Bedroom 3 ½ Baths

**Site Location and Context**

**Surrounding Land Uses:** The project site is located in a residential tract developed predominantly with one and two story single family homes having attached two-car garages.



Project Site  
Very Low Density Residential  
General Plan Designation

**General Plan Map**

The General Plan designation for the project site and surrounding properties is Very Low Density Residential. This designation allows residential densities of up to 10 units per acre with development that is single family in scale and character.



Project Site  
Very Low Density Residential  
General Plan Designation



**Zoning Map**

The project site and surrounding properties are zoned R1-6L - Single Family Residential.



Project Site  
R1-6L Zoning  
Single Family Residential

## Nimisha Agrawal

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**From:** Nimisha Agrawal  
**Sent:** Tuesday, September 29, 2020 11:48 AM  
**To:** Daniel Smith  
**Cc:** deborah smith; Judith Blanco; Ginger Dillon; Suhas Sheshadri  
**Subject:** RE: Date for appeal to be heard  
**Attachments:** Ordinance No. 2011 Amending Chapter 18.76 (Architectural Review) of Title 18 (Zoning).pdf

Hi Dan,

Thank you for your email. During the shelter in place, we are able to allow up to 10 people inside the Council Chambers including staff. Therefore, we would only be able to allow no more than 2 speakers at a time, each from the appellant's and applicant's side. We can set up a maximum of 10 other speakers to attend remotely from the cafeteria. The appellant will be able to share their presentation with the Planning Commission via zoom.

After consultation with the City Attorney's office please see our response to questions 2 and 3 in [blue](#).

2. The Architectural Review Committee made its decision in 2018. The neighborhood won the case after three lengthy hearings. How can that decision be overturned without any notice? I believe there is some res judicata effect of the decision or else the meetings, the vote and the decision have no meaning whatsoever. I am looking for the legal basis for overturning the Architectural Committee decision in 2018. If there is a statute that you are relying on - I would greatly appreciate you citing and explaining it. [The 2018 decision, which denied a proposed 500-square foot addition, has not been "overturned."](#) [The application submitted on May 21, 2020 was a new application for a different, 570-square foot expansion, and a staff level approval was provided based on the current policies in place.](#)

[As explained in my earlier email date August 25, 2020, the City Council adopted an ordinance amending Chapter 18.76 \(Architectural Review\) of the Zoning Code on February 11, 2020. Please see attached a copy of this ordinance. This Zoning Code amendment requires single family home additions proposing 5 or more bedrooms to be heard at a public hearing, Development Review Hearing. Proposals including additions on the first floor with four or fewer bedrooms, are permitted by right, subject to staff's review of Zoning Code regulations, and no longer require a public hearing. The new application, which was submitted to the City on May 21, 2020, meets all the zoning requirements and is consistent with the Single Family Design Guidelines and was therefore approved.](#)

3. Appeal Process - when the homeowners of 2847 Sycamore Way appealed the decision - you notified us the following:

There has been no change on the appeal for 2847 Sycamore. The City Of Santa Clara Code does not impose any time limit for acting upon the appeal. We will keep you informed if we hear anything further on the project.

I assume that same rule applies to all the neighbors on Sycamore Way. We wish to let our appeal sit for the next few years and that no building be permitted until our appeal is heard. Please explain what happens if we choose to wait a few years before we schedule a date with the Planning Commission. If different appeal rules apply to everyone except the homeowners of the residence of 2847 Sycamore Way, please explain the legal basis for that difference. [As stated previously, the Santa Clara City Code does not prescribe a specific amount of time acting on appeals of architectural decisions to the Planning Commission. SCCC § 18.76.020\(i\). However, the City also has an obligation under both the U.S. and California Constitutions to ensure that due process is followed in quasi-judicial actions such as architectural approvals.](#)

[On September 19, 2018, the neighbors were successful at the Architectural Committee hearing, and the Committee rejected the proposed 500 square foot home addition. The applicant filed a timely appeal of the decision. The applicant](#)

did not immediately proceed with the appeal, but in the meantime, the neighbors' rights were preserved, because the Architectural Committee decision, which supported the neighbors, was still in effect. Ultimately, the applicant did not proceed with the appeal, and the Architectural Committee decision to deny the 500-square foot expansion remained in place.

In 2020, in contrast, the applicant received an approval of the new 570-square foot expansion proposal from the Community Development Director on August 17, 2020. The neighbors filed a timely appeal, which has been scheduled for a hearing at the Planning Commission on October 14, 2020. In the event the hearing was delayed, however, the applicant's rights would not be preserved, because he would not be able to proceed with the legally entitled expansion, without due process. The neighbors have a due process right to appeal the architectural approval, but the property owner has a due process right to a timely hearing, when the appeal prevents him from proceeding with his entitlement.

Please let me know if you have any questions.

Thanks,

**Nimisha Agrawal** | Associate Planner  
Community Development Department  
1500 Warburton Avenue | [Santa Clara, CA 95050](#)  
O:408.615.2450 | D: 408.615.2467



*In accordance with the County of Santa Clara Order, City Hall will be closed. Coronavirus Updates are available on the [City's website](#) and include the latest information on City Facility Closures. The Planning Division is currently operating only by email, mail and phone. **I will be working remotely during this time.***

*Please be aware that there may be a delay in responses depending on the nature of the inquiry. For general or urgent matters, please contact [planning@santaclaraca.gov](mailto:planning@santaclaraca.gov) or by phone at 408-615-2450.*

**From:** Daniel Smith <danielsmithcdv@gmail.com>

**Sent:** Sunday, September 27, 2020 1:01 PM

**To:** Nimisha Agrawal <NAgrawal@SantaClaraCA.gov>

**Cc:** deborah smith <r4smiths@msn.com>; Judith Blanco <153jblanco@gmail.com>; Ginger Dillon <gdillong@yahoo.com>; Suhas Sheshadri <suhasshesh@gmail.com>

**Subject:** Re: Date for appeal to be heard

Dear Nimisha,

Thanks for responding to my September 1, 2020 email. We anticipate a minimum of 10 people will be speaking on behalf of the neighborhood and ask that you ensure we have sufficient time allotted for their presentations. If the agenda is too full for that length - we will need to find a new appeal date that works for the Planning Commissioning calendar and the neighborhood. We anticipate at least 6-8 people from the neighborhood will appear in person at the Council Chambers and the remaining will appear by Zoom.

My question 4 was not clear. The neighborhood presenters want to make sure the Planning Commission will be able to see their slides during their 2 minute time allotments. How do we ensure the Planning Commission can view the slides and documents during their presentations?

Finally - I never received a response to questions 2 and 3 of my email on August. 25, 2020 ( see email below) . I would ask that you please respond to those two important questions. Thanks

Dan and Deb Smith

On Wed, Sep 2, 2020 at 9:12 AM Nimisha Agrawal <[NAgrawal@santaclaraca.gov](mailto:NAgrawal@santaclaraca.gov)> wrote:

Hi Dan,

Thank you for confirming the date. Please see response to your questions inline in [blue](#). Also see attached the first two pages of the agenda from the last PC meeting, explaining the guidelines in detail.

Thanks,

Nimisha

**From:** Daniel Smith <[danielsmithcdv@gmail.com](mailto:danielsmithcdv@gmail.com)>

**Sent:** Tuesday, September 1, 2020 7:51 PM

**To:** Nimisha Agrawal <[NAgrawal@SantaClaraCA.gov](mailto:NAgrawal@SantaClaraCA.gov)>

**Cc:** deborah smith <[r4smiths@msn.com](mailto:r4smiths@msn.com)>; Judith Blanco <[153jblanco@gmail.com](mailto:153jblanco@gmail.com)>; Ginger Dillon <[gdillong@yahoo.com](mailto:gdillong@yahoo.com)>; Suhas Sheshadri <[suhasshesh@gmail.com](mailto:suhasshesh@gmail.com)>

**Subject:** Re: Date for appeal to be heard

Dear Nimisha,

Thanks for your email - we are available on October 14, 2020 but have some questions about the process. We would appreciate being provided the following information:

1. Is the meeting by zoom or in person? [The Planning Commission meetings are currently being held virtually via zoom with some staff present in person in the Council Chambers.](#)
2. Will the Planning Commission be present or do the members have the option of appearing remotely? [Planning Commissioners would join remotely.](#)

3. How much time is allotted to each person who wants to speak. While we signed the petition because of the extremely short appeal deadline, we signed on behalf of many people in the neighborhood. [Typically, 2 minutes are allocated for the speakers.](#)

4. If anyone is appearing remotely from the Planning Commission - how do we ensure they have access to the documents and powerpoint presentations. [The Planning Commission agenda is available before the meeting with all materials.](#)

5. What is the procedure with respect to the appeal - does the City or applicant start the process ? [When an appeal is received, the City staff checks with the applicant and the appellant to set the date for hearing.](#)

Thank you in advance for answering these questions.

Dan and Deb

On Fri, Aug 28, 2020 at 2:04 PM Nimisha Agrawal <[NAgrawal@santaclaraca.gov](mailto:NAgrawal@santaclaraca.gov)> wrote:

Dan and Deborah,

I would like to check with you to see if the date of Wednesday, October 14 would work for you for the Planning Commission hearing for the appeal to the proposed addition at 2847 Sycamore Way?

Thanks,

Nimisha

**From:** Daniel Smith <[danielsmithcdv@gmail.com](mailto:danielsmithcdv@gmail.com)>

**Sent:** Tuesday, August 25, 2020 3:37 PM

**To:** Nimisha Agrawal <[NAgrawal@SantaClaraCA.gov](mailto:NAgrawal@SantaClaraCA.gov)>

**Cc:** deborah smith <[r4smiths@msn.com](mailto:r4smiths@msn.com)>; Suhas Sheshadri <[suhasshesh@gmail.com](mailto:suhasshesh@gmail.com)>; Ginger Dillon <[gdillong@yahoo.com](mailto:gdillong@yahoo.com)>; Judy Blanco <[153jblanco@gmail.com](mailto:153jblanco@gmail.com)>

**Subject:** Re: APPEAL- Questions on Procedures

Dear Nimisha,

Thanks for the email and prompt response. You answered Question 1 and I will review the revised statute - thank you. Your email did not address Questions 2 and 3. I would appreciate a response to those two questions. Thanks

Dan

On Tue, Aug 25, 2020 at 12:07 PM Nimisha Agrawal <[NAgrawal@santaclaraca.gov](mailto:NAgrawal@santaclaraca.gov)> wrote:

Hello,

We received a variety of questions on the notice sent to share Community Development Director's approval of a single family house single story addition at 2847 Sycamore Way. We have also received an appeal request on this administrative decision, and this appeal will be heard at an upcoming Planning Commission meeting. Notices of the appeal hearing will be mailed to properties within 300 feet of the subject application. This response is covering the variety of questions we have received.

On February 11, 2020 the City Council adopted an ordinance amending Chapter 18.76 (Architectural Review) of the Zoning Code. This Zoning Code amendment took effect earlier this year and the Amendment requires single family home additions proposing 5 or more bedrooms to be heard at a public hearing, Development Review Hearing. Proposals including additions on the first floor with four or fewer bedrooms, are permitted by right, subject to staff's review of Zoning Code regulations, no longer require a public hearing. The new application, which was submitted to the City on May 21, 2020, meets all the zoning requirements and is consistent with the Single Family Design Guidelines and was therefore approved. Administrative decisions can still be appealed to the Planning Commission and as such, a courtesy notice was sent of the decision to properties within 300 feet. As mentioned, an appeal was received and the appeal will be heard by the Planning Commission at an upcoming hearing. The agenda date is yet to be determined, but notices will be mailed once a hearing date is set.

The citywide ordinance change which modified the Architectural Review ordinance (Chapter 18.76) was heard multiple times by the Planning Commission in 2019. Those agendas are made public. The City Council public hearing item considering this city-wide ordinance change was published in the Santa Clara Weekly, posted on the agenda, and sent out through the City Manager's Blog.

A question was sent to staff regarding what the number of bedrooms is in the existing residence. The city records show that the residence as existing is 1,882 square feet plus a 395 square foot garage, for a total of 2,277 square feet. The house was originally built in 1960 with 4 bedrooms. In 2017, building permits were issued to remove walls from one of the bedrooms, making it an open area. As such it is currently a 3 bedroom residence.

Thanks,

**Nimisha Agrawal** | Associate Planner

Community Development Department

1500 Warburton Avenue | [Santa Clara, CA 95050](#)

O:408.615.2450 | D: 408.615.2467



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**From:** Daniel Smith <[danielsmithcdv@gmail.com](mailto:danielsmithcdv@gmail.com)>

**Sent:** Monday, August 24, 2020 3:17 PM

**To:** Nimisha Agrawal <[NAgrawal@SantaClaraCA.gov](mailto:NAgrawal@SantaClaraCA.gov)>

**Cc:** deborah smith <[r4smiths@msn.com](mailto:r4smiths@msn.com)>; Suhas Sheshadri <[suhasshesh@gmail.com](mailto:suhasshesh@gmail.com)>; Ginger Dillon <[gdillong@yahoo.com](mailto:gdillong@yahoo.com)>; Judy Blanco <[153jblanco@gmail.com](mailto:153jblanco@gmail.com)>

**Subject:** Re: APPEAL- Questions on Procedures

Dear Nimisha -

Thanks for the confirmation. Now that the appeal is on file, the entire neighborhood has been wondering how this approval could even occur given the decision in 2018. On behalf of the 29 neighbors who participated in the three hearings which resulted in the Architectural Review Committee rejecting the proposed addition at 2847 Sycamore Way, we have several questions. If some questions are for the legal team at the City of Santa Clara - please feel free to forward to them for a response. Here are our questions:

1. The reason so many people in the neighborhood attended the Architectural Review Committee meetings in 2018 is because the City was required by statute to notify the neighborhood of the proposed change so that they could voice their concerns prior to the Architectural Review Committee making a decision.. Why was the neighborhood not notified this time of the proposed change before the Architectural Review Committee ? The decision by the Architectural Review Committee in 2020 was secretly made with zero notification to the neighborhood. Can you identify the statute which allowed this meeting to occur without notice? If there was a change in the notification statute from 2018 and 2020 - can you point out that change?

2. The Architectural Review Committee made its decision in 2018. The neighborhood won the case after three lengthy hearings. How can that decision be overturned without any notice? I believe there is some res judicata effect of the decision or else the meetings, the vote and the decision have no meaning whatsoever. I am looking for the legal basis for overturning the Architectural Committee decision in 2018. If there is a statute that you are relying on - I would greatly appreciate you citing and explaining it.

3. Appeal Process - when the homeowners of 2847 Sycamore Way appealed the decision - you notified us the following:

There has been no change on the appeal for 2847 Sycamore. The City Of Santa Clara Code does not impose any time limit for acting upon the appeal. We will keep you informed if we hear anything further on the project.

I assume that same rule applies to all the neighbors on Sycamore Way. We wish to let our appeal sit for the next few years and that no building be permitted until our appeal is heard. Please explain what happens if we choose to wait a few years before we schedule a date with the Planning Commission. If different appeal rules apply to everyone except the homeowners of the residence of 2847 Sycamore Way, please explain the legal basis for that difference.

Please also know that the neighborhood on Sycamore Way reached out to the homeowners of 2847 Sycamore Way within a week or two after they were denied the permit by Santa Clara in 2018. We reached out to try and reach a compromise on the addition and asked to meet with them to discuss options. We knew they were very disappointed with the decision and we wanted to work with them despite the decision. We actually had a proposal approved by the neighborhood that we thought might work for the neighbors and was a fair compromise of the competing concerns. Our neighbors at 2847 responded by email that they did not want to have any communication with us and asked that we not communicate further by email with them. We have respected their request.

Any information would be greatly appreciated.



Dan Smith

2843 Sycamore Way

Santa Clara

On Mon, Aug 24, 2020 at 11:43 AM Nimisha Agrawal <[NAgrawal@santaclaraca.gov](mailto:NAgrawal@santaclaraca.gov)> wrote:

Hi Daniel,

Thank you for the updated form. Confirming that the appeal has been filed. I will touch base later for scheduling the date for the Planning Commission meeting.

Thanks,

Nimisha

**From:** Daniel Smith <[danielsmithcdv@gmail.com](mailto:danielsmithcdv@gmail.com)>

**Sent:** Monday, August 24, 2020 11:34 AM

**To:** Nimisha Agrawal <[NAgrawal@SantaClaraCA.gov](mailto:NAgrawal@SantaClaraCA.gov)>

**Cc:** deborah smith <[r4smiths@msn.com](mailto:r4smiths@msn.com)>; Suhas Sheshadri <[suhasshesh@gmail.com](mailto:suhasshesh@gmail.com)>; Ginger Dillon <[gdillong@yahoo.com](mailto:gdillong@yahoo.com)>; Judy Blanco <[153jblanco@gmail.com](mailto:153jblanco@gmail.com)>

**Subject:** Re: APPEAL- Signature

Good morning Nimisha,

This is Dan Smith - Deborah Smith's husband. We are trying to address the issue of the signature. Deb is out of town and your document does not allow for an electronic signature. I attach the Appeal Form which now lists Deborah Smith **and** Daniel Smith as the Appellants. I have signed as the Appellant and I have signed on behalf of my wife - the other Appellant since she is not able to sign electronically or print the document from her location. Please confirm receipt of these signatures and please confirm this satisfies the filing requirements for the appeal. Thanks

Dan

Dan Smith

2843 Sycamore Way

Santa Clara, California 95051

On Mon, Aug 24, 2020 at 8:29 AM Nimisha Agrawal <[NAgrawal@santaclaraca.gov](mailto:NAgrawal@santaclaraca.gov)> wrote:

Good Morning Deborah,

I received the completed appeal form, it has not been signed however. Please sign (electronic is fine) on the second page, 'Signature of the Appellant' and send it back to me. As I mentioned earlier, please call (408) 615-2310 (Business License) to pay the required fee via credit card over the phone.

Thanks,

Nimisha

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**From:** deborah smith <[r4smiths@msn.com](mailto:r4smiths@msn.com)>

**Sent:** Sunday, August 23, 2020 6:15 PM

**To:** Nimisha Agrawal <[NAgrawal@SantaClaraCA.gov](mailto:NAgrawal@SantaClaraCA.gov)>; deborah smith <[r4smiths@msn.com](mailto:r4smiths@msn.com)>; Suhas Sheshadri <[suhasshesh@gmail.com](mailto:suhasshesh@gmail.com)>; Ginger Dillon <[gdillong@yahoo.com](mailto:gdillong@yahoo.com)>; Judy Blanco <[153jblanco@gmail.com](mailto:153jblanco@gmail.com)>; Daniel Smith <[danielsmithcdv@gmail.com](mailto:danielsmithcdv@gmail.com)>

**Subject:** APPEAL

**Reason for Appeal:**

**18 July 2018: First Meeting with Architect Committee**

Members of the committee advised the owners at 2847 Sycamore Way to present a new design that addressed neighborhood concerns.

**29 August 2018: Second Meeting with Architect Committee**

Owners did not propose any new designs as directed. Nine neighbors attended the meeting in person and twenty more signed a petition opposing the addition at 2847 Sycamore Way.

**19 September 2018: Third Meeting with Architect Committee**

Redesign Proposal: ADD 451 sq. ft to first floor; ADD 49 sq. ft to garage and change orientation of garage = Gross Floor Area 500 sq. ft

This proposal was disapproved by the Committee and the neighbors at 2874 Sycamore Way filed an appeal.

**28 November 2018:** Nimisha Agrawal responded via email as follows regarding the appeal:

*There has been no change on the appeal for 2847 Sycamore. The City Of Santa Clara Code does not impose any time limit for acting upon the appeal. We will keep you informed if we hear anything further on the project.*

**20 August 2020:** Notice of Architectural Approval 2847 Sycamore Way:

ADD: 499 sq. ft fourth bedroom in the front; ADD: 48 sq. ft foyer; ADD: 71 sq. ft garage addition and change orientation of garage = Gross Floor Area 618 sq. ft

**PLEASE NOTE: The square footage that is reflected in the most recent proposal is greater than the square footage that was disapproved by the Architect Committee two years ago.**

The notice we received today indicates that an appeal can be filed with the Planning Division by 25 August 2020. I have already sent concerns about the process to Nimisha Agrawal. Considering the short time line and anticipated delays in responding to email, **I wish to formally appeal the proposed addition at 2847 Sycamore Way.**

**We will pay appeal fee by phone tomorrow (8/24/2020).**

Regards,

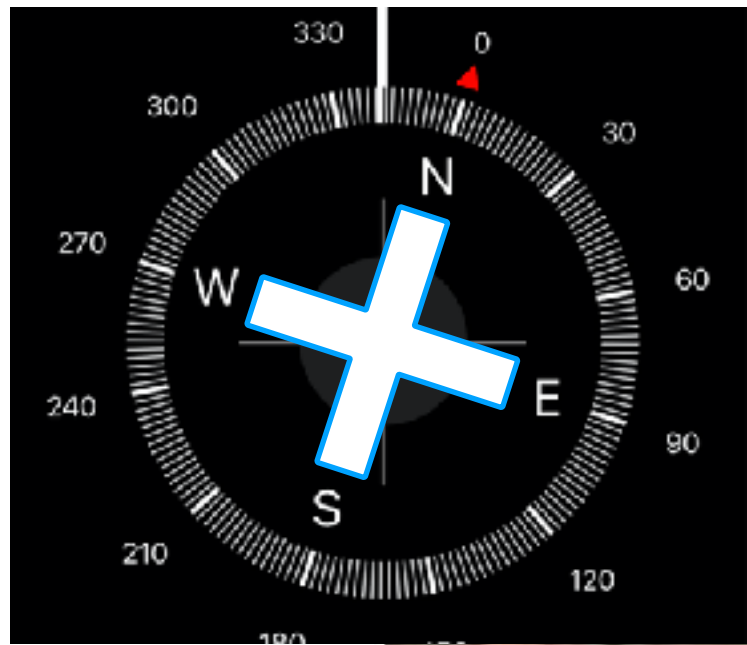
Deborah Smith

# Home Improvement Project (2847 Sycamore Way)

- ☐ All plans have been reviewed and meet the laws and regulations. In addition, an amendment made earlier this year in Ordinance No. 2011 of the City of Santa Clara (section 18.76.020) does not require a public hearing for a 4th bedroom addition.
- ☐ The dimensions of the expansion was decreased from the original plan following the City's suggestion in consideration of neighbors (not for law or regulation issues, but solely for the project's past history - City's recommendation). We accepted the changes, and a new plan has been submitted and approved. This new plan contains these following alterations:
  - Garage expansion is decreased by 1'-7" from the original 5' addition (length), and set for 20'x20'-9". This new addition will still fit within the existing concrete pad of garage.
  - The dimensions of the new addition is decreased (room, porch and garage) compared to original plan.
  - Overall dimensions of the new addition is decreased - but this will NOT reduce construction cost.
- ☐ Comments:
  - The house sits further back in the proper in comparison to neighboring houses, resulting in more front yard space (see the following diagram).
  - The bedroom addition will reach only as far as the front porch of the neighbor's house at 2853 Sycamore Way. It will not change their range of view as they can currently only see our vehicles parked on the driveway and the trees in their front yard. Moreover, neighbors of the opposite side at 2843 Sycamore Way will be unable to see the walls of the newly added bedroom from their front windows.
  - By reorienting the garage entrance and driveway to face the street, we can reduce safety risks, property damages, and sanitary concerns from 2853 Sycamore Way neighbor's sweet gum tree and apple tree. The current driveway will be covered by landscaping and provide more greenery. In addition, there are numerous cases of houses having adjacent driveways within the community.
  - There would be no impact on eclipsing or diminishing of light at neighbor's house (2843 Sycamore Way) by this new addition.
  - There is no law or regulation that states that a homeowner in this community must keep the original home design made in the 1960s.



# Top View of 2847 Sycamore Way



- #1: Roof peak line of 2847 Sycamore Way. This house is farther back in its property in comparison to neighboring houses within the community.
  - #2: Front end of the roof.
  - #3: Front end of roof of 2853 Sycamore Way.
  - #4: End of garage roof of 2847 Sycamore Way. Even with the extension, the length of the garage will match immediate neighbors's garages and be further back than the houses beyond.
  - #5: Limit of view from front window of 2853 Sycamore Way (limit recommended by contractor).
- Yellow square : New addition

#1

#2

#3

#4



View of 2853 Sycamore Way from our front door



New addition



# Garage Driveway - Safety Concerns and Property Damages

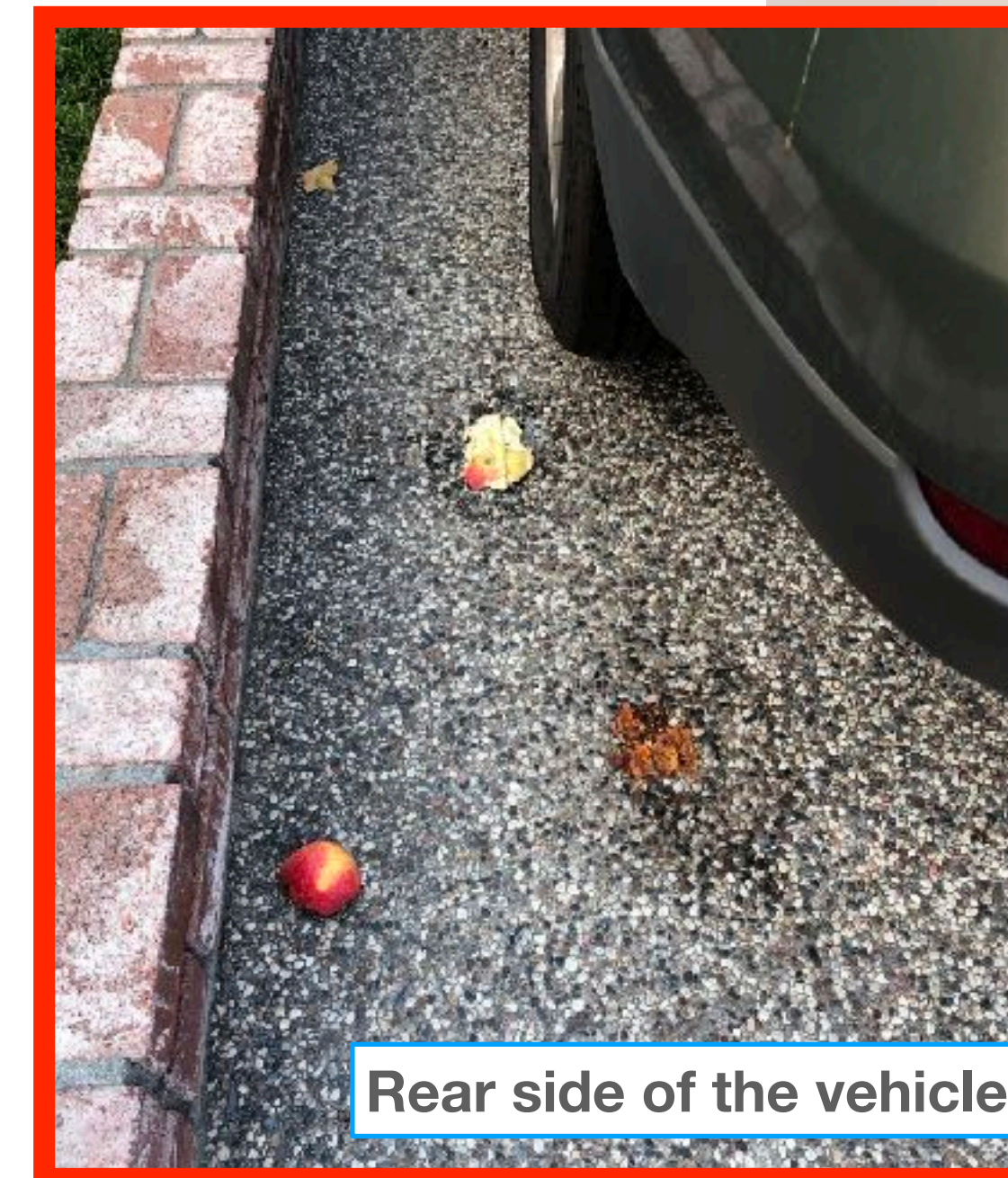
## 1. Pods from Sweet Gum Tree on 2853 Sycamore Way:

- Dangerous spiked gum ball pods from neighbor's big sweet gum tree fall on our driveway and vehicles.
- These pods are dangerous to step on. There have been many incidents with injury involving these pods on the ground.
- The roots of the tree have grown under our driveway and have begun to split the driveway concrete.



## 2. Rotting fruits from the apple tree on 2853 Sycamore Way:

- The fruits fall on the driveway and begin to rot. They attract pests and many black birds around the house that leave droppings on our roof, driveway, and vehicles.



Rear side of the vehicle

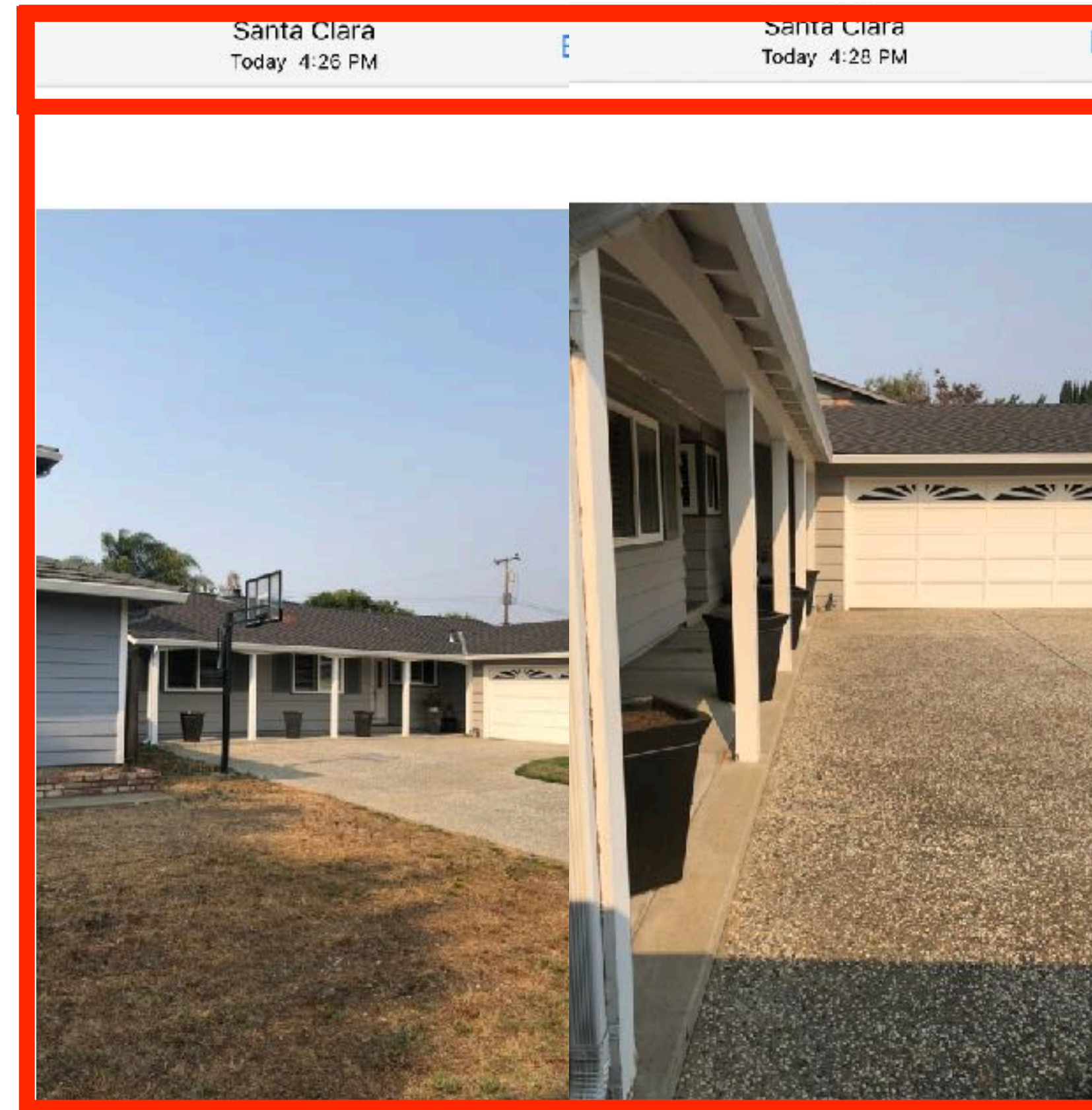
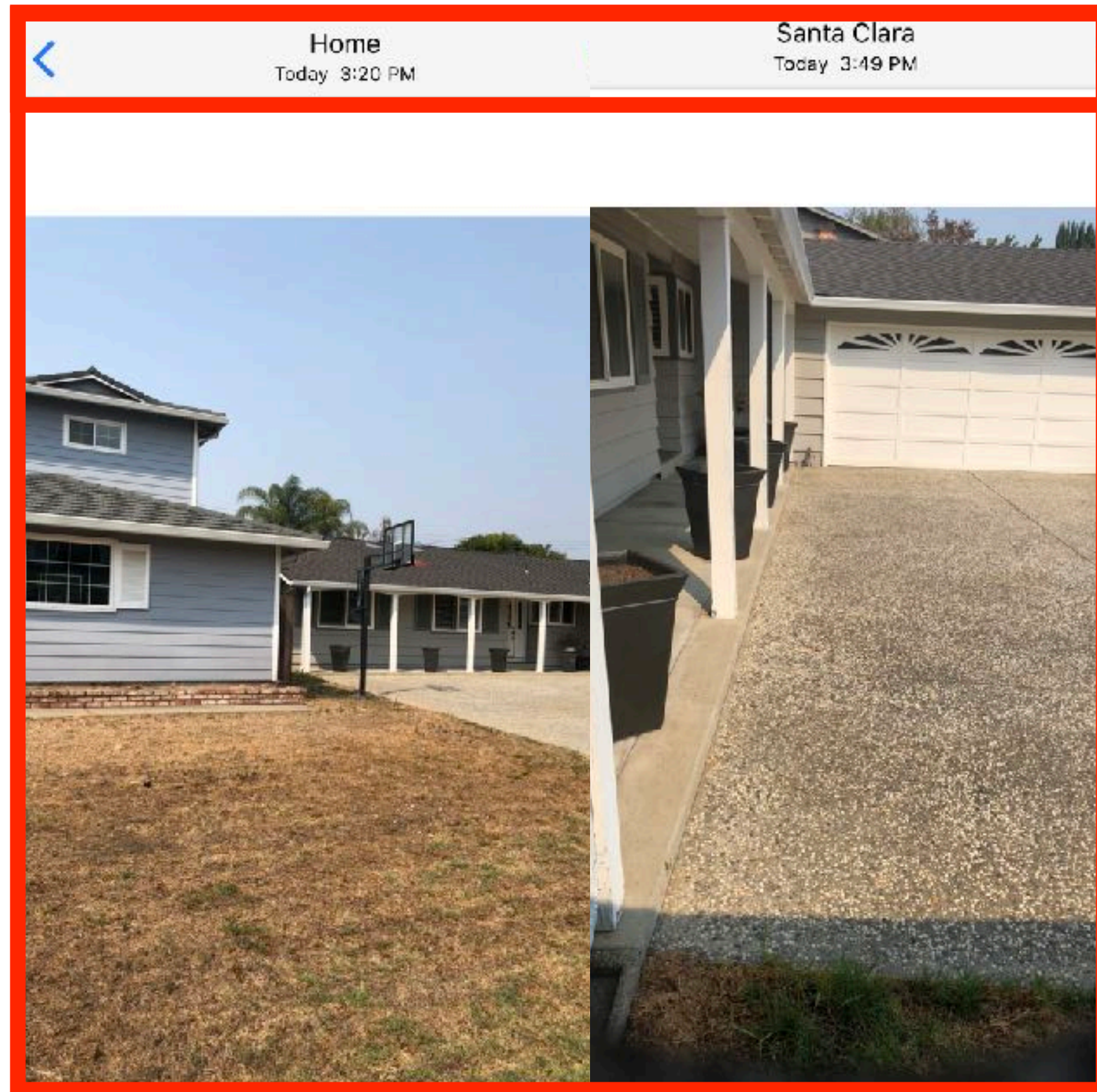


Front side of the vehicle





# Sunset shadows at 2843 Sycamore Way (3:30pm, 4:30pm)



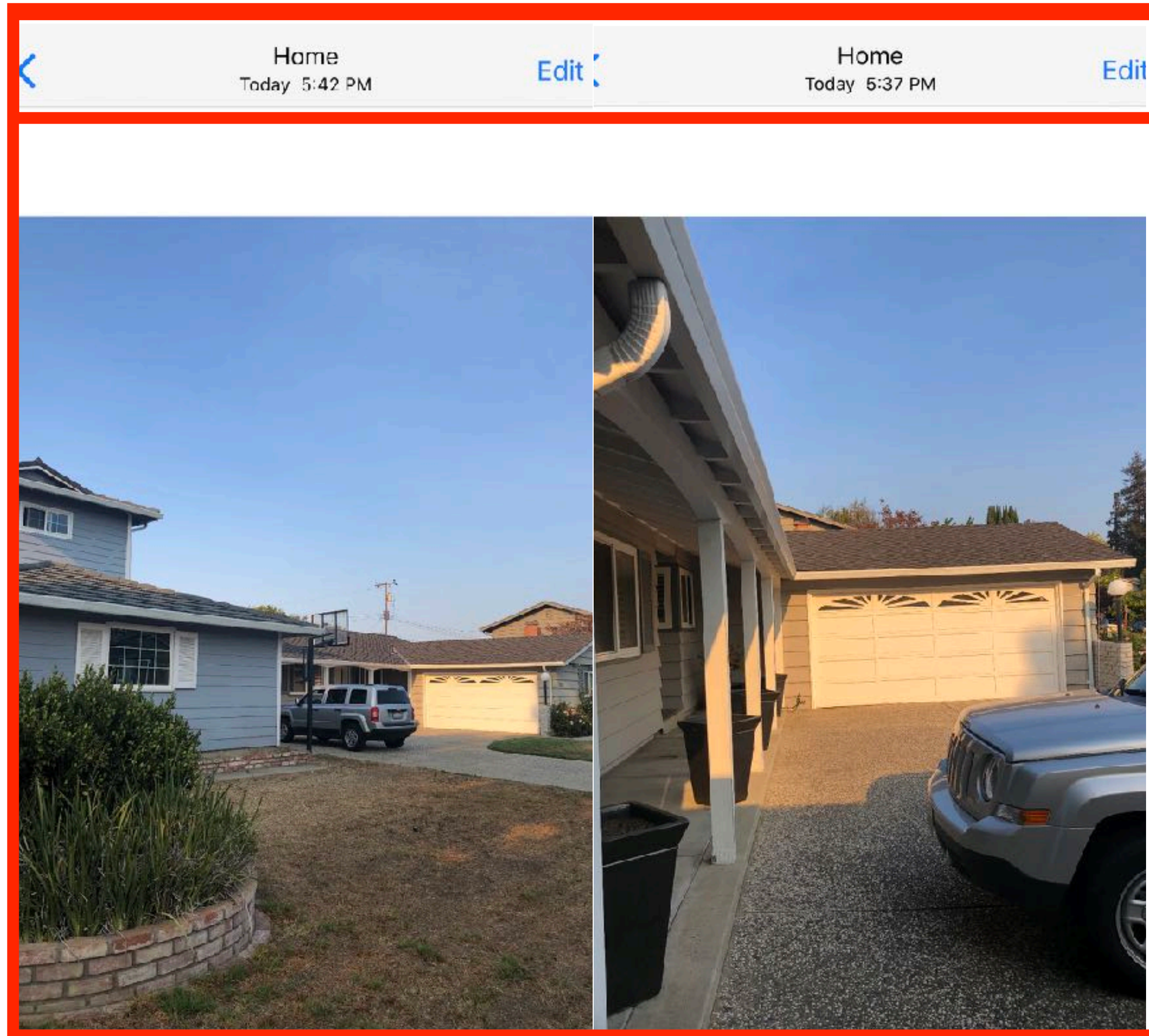
The sun sets to the west, which is behind and left of 2847 Sycamore Way when facing north.

These are the shadows on 2843 Sycamore Way at 3:30pm and 4:30pm, when the sun is beginning to set. The right frames of each photo show the extent of the shadow caused by our house. The frames on the left show that the most shadowing is caused by the sweet gum tree from 2853 Sycamore Way.

There is no difference in the shadowing caused by our house.



# Sunset shadows at 2843 Sycamore Way (5:40pm)



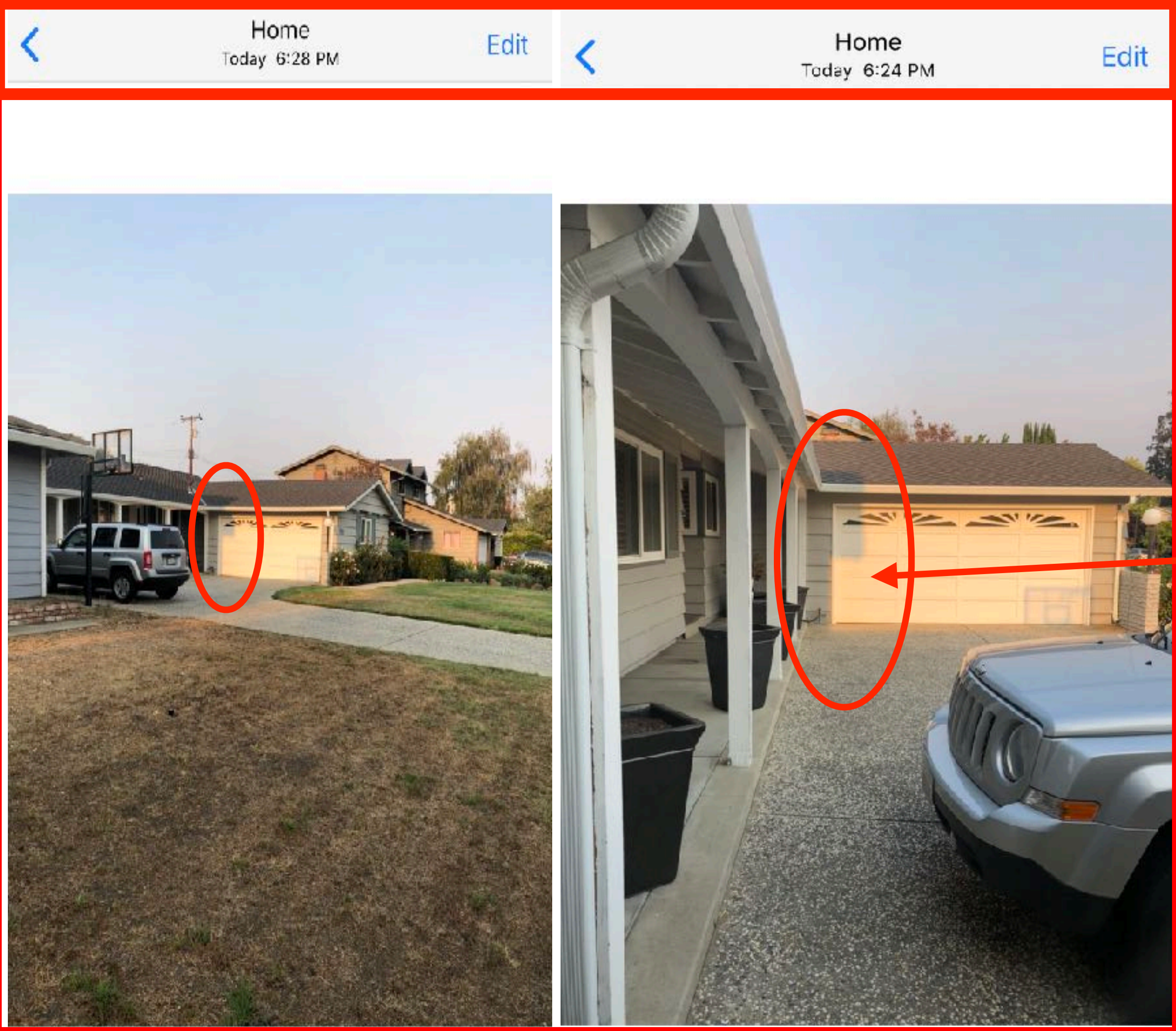
**At 5:40pm, 2843's driveway, garage door, and front yard are covered in shadow. This is caused by 2853's sweet gum tree.**

**The right frame shows the shadows caused on their driveway from our existing property. The left frame shows that most of our front yard and 2843's driveway are already shadowed.**

**As this is where the new garage driveway will be, it will not cause any extra shadowing on neighbor 2853's property.**



# Sunset shadows at 2843 Sycamore Way (6:30pm, 7:30pm)



Shadow on roof and garage door of 2843 Sycamore Way at 6:30pm. This is caused by the existing second floor structure of our house, not the garage.



(Photo taken at 6:35pm)

Shadows caused on the roof and wall from the 2nd story structure



(Sunset at 7:26pm)

Walls of the bedroom addition will not be seen from 2843 Sycamore Way. There will be no extra eclipsing or light diminished on their property by the new bedroom or garage extension on our property.



# Honored request from neighbors at 2843 Sycamore Way

Neighbors at 2843 Sycamore Way have verbally requested in 2018 to protect shared backyard fencing from landscaping. We immediately honored their request. The shared fences were reinforced with additional support, and extra barriers were created so that our landscaping would not touch the backyard fences. However, there have been no cautionary measures taken by the requested neighbors themselves on their side of the fencing.



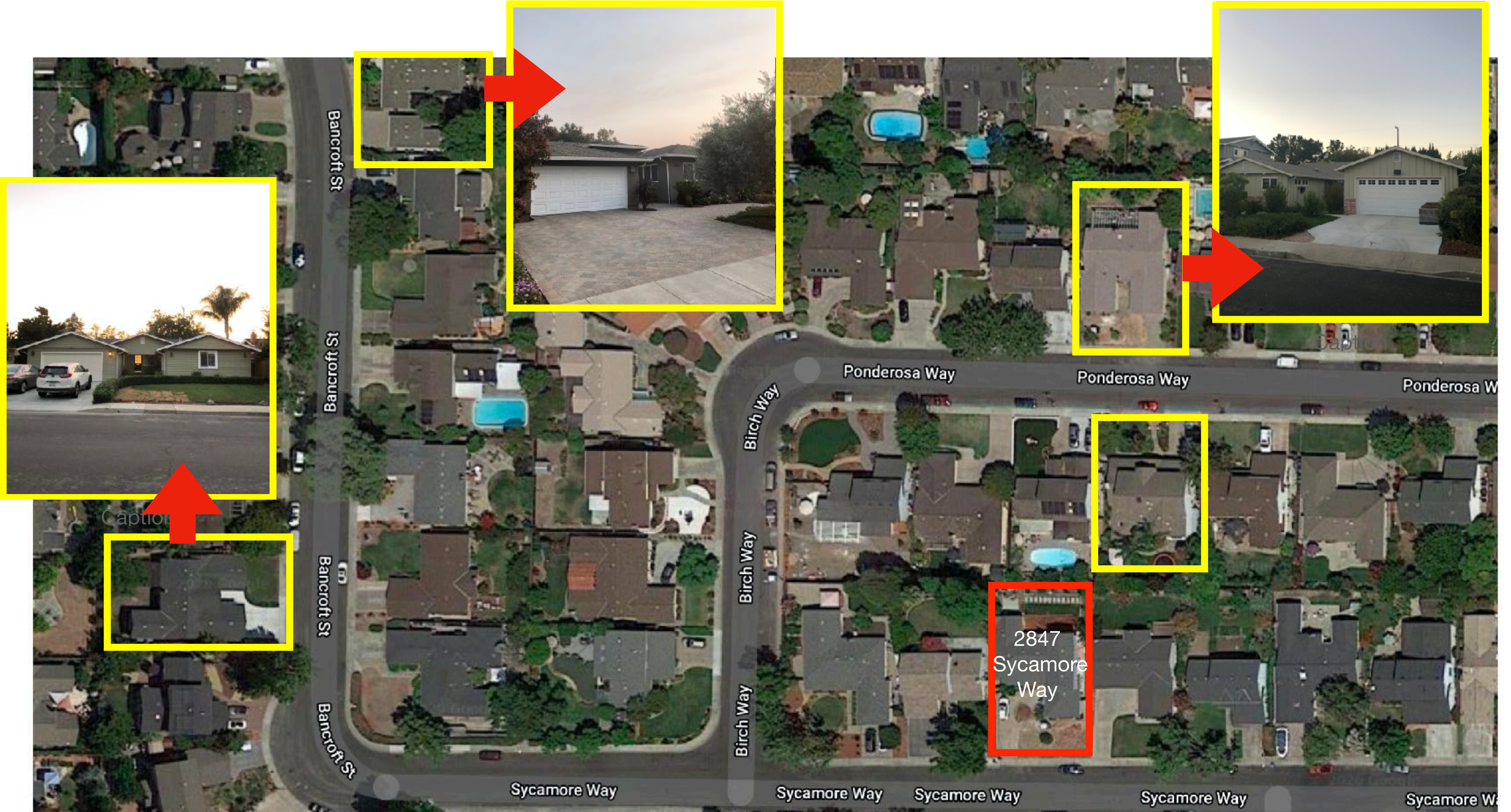
(Additional support added on fences)



(Neighbor's backyard at 2843 Sycamore Way)



# Similar home models in the community





Petition written by neighbors at 2843 Sycamore Way

29 August 2020

Those who have signed this petition oppose the proposed addition by James and Linda Jeon at 2847 Sycamore Way (PLN2020-14427) based on the following:

- The neighborhood has already attended three meetings before the Architectural Review Committee on July 18, 2018, August 29, 2018 and September 19, 2018 on this exact same addition. Eight neighbors gave presentations during these three meetings and 29 neighbors signed a petition explaining their reasons for opposition. Each time the Committee voted that the addition was inconsistent with the neighborhood design and compatibility. In the first two meetings, the Committee gave the homeowners an opportunity to address the incompatibility issues but the homeowners declined to address neighborhood concerns. On September 19, 2018, the Architectural Committee unanimously voted, pursuant to their statutory authority, to deny the permit on the grounds that it was not consistent with the character of the neighborhood and it was detrimental to the harmonious development of the community.
- On August 20, 2020, we received notice that the Director of Community Development had overturned the Architectural Committee decision without a hearing. The notice advised neighbors that an appeal needed to be filed, within four business days, to overturn the Architectural Committee ruling. Dan and Deborah Smith at 2843 Sycamore, in collaboration with other neighbors, filed an appeal.
- As presented in multiple power point presentations in 2018, the proposed addition is inconsistent and permanently damages the compatibility and design of the neighborhood for the following reasons:
  - We purchased in this neighborhood because homes were set back from the street affording privacy. We have appealing views of grass and trees which creates a feeling of openness and expansiveness in the neighborhood. The original marketing materials for this development emphasized this unique feature and real estate prices in this neighborhood reflect the increased value of this neighborhood design.
  - Homes adjacent to 2847 Sycamore Way would look out onto a garage wall and a wall to a fourth bedroom, eclipsing the view and diminishing light into bedrooms and living spaces. They would be the only neighbors living next to a fortress.
  - Adjacent homeowners presented evidence that real estate values of their homes would be lowered significantly if their properties were boxed in and neither would have purchased their homes without the current lay out and views.
  - Garage orientation for this neighborhood was designed to maximize the view of the neighbor; driveways were designed adjacent to one another as were living spaces.
  - The proposed addition pushes the front line of the house beyond the plane of other homes on the street; this is not how our neighborhood was designed.
- Alternative plans have been suggested and drawn up. The neighborhood wants to work with these homeowners and there are many ways to design an addition that is compatible with the neighborhood design.

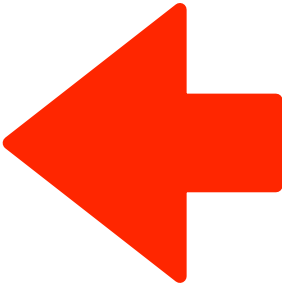
Signature on this petition indicates that you OPPOSE the front yard addition at 2847 Sycamore Way as the design is not consistent or compatible with the neighborhood.

Print Name	Sign Name	Address	Date
Hello Neighbor- Here is information on the proposed addition at 2847 Sycamore Way. Please call if you have any questions.			
	Debbie	Regards,	

Phone number removed for privacy

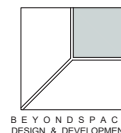
The petition used by neighbors at 2843 Sycamore Way used incorrect information to receive signatures.

- We have made and filed complaints to the project director about the public hearing from two years ago on grounds of unfairness. At the hearing, we were given only two decision makers rather than the standard three.
- The new amendment in ordinance no. 2011 does not state that a public hearing is needed for a 4th bedroom addition. In addition, neighbors have been notified of their right to appeal the City’s decision within 7 calendar days.
- As previously shown, the new addition will not eclipse the view or obstruct the light of neighboring properties.
- There is no actual evidence that the real estate values are lowered.
- There are many cases of adjacent driveways within the community. Moreover, we offered several options for landscaping or fencing to make the driveways look more pleasing. All offers have been unreasonably refused by the neighbors.
- As demonstrated by the plan, the proposed addition does not push the front line of the house beyond the plane of other homes on the street.





# ADDITION TO SINGLE FAMILY RESIDENTIAL AT 2847 SYCAMORE WAY, SANTA CLARA, CA 95051



Tel. 510-789-5651  
Email: 20beyondspace@gmail.com  
42466 Grand Teton Park St.  
FREMONT, CA 94538

ADDITION TO SINGLE FAMILY RESIDENTIAL  
AT 2847 SYCAMORE WAY, SANTA CLARA, CA 95051

APN #: 293-22-062

DESIGNED BY:  
SANGWOOK LEE

NO	DESCRIPTION	DATE
1	REVISIONS FOR PLNG DEPT. COMMENTS	5/01/2020
2	REVISIONS FOR PLNG DEPT. COMMENTS	6/16/2020
REVISION HISTORY - THIS SHEET		

PROJECT NO.: 2020-030

SHEET TITLE  
**PROJECT INFO  
& SITE PLAN**

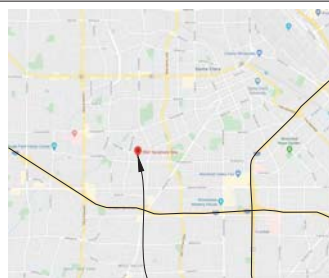
DATE: MAY 05, 2020

CONSTRUCTION DOCUMENTS

SHEET NO.

**A1.0**

## VICINITY MAP



PROJECT SITE:  
2847 SYCAMORE WAY  
SANTA CLARA, CA 95051

## APPLICABLE CODES

ALL WORK IS TO BE PERFORMED ACCORDING TO THE BUILDING CODES, ORDINANCES AND LAWS OF THE AUTHORITY HAVING JURISDICTION ON THE PROJECT. WHEN THE REQUIREMENTS OF THE BUILDING CODES, ORDINANCES AND LAWS CONFLICT WITH ANY OTHER PART OF THE BUILDING CODES, ORDINANCES AND LAWS, THE MOST RESTRICTIVE REQUIREMENTS SHALL PREVAIL.

- 2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1
- 2019 CALIFORNIA BUILDING CODE, PART 2, BASED ON THE 2018 I.B.C.
- 2019 CALIFORNIA BUILDING CODE, PART 2.5, BASED ON THE 2018 I.R.C.
- 2019 CALIFORNIA ELECTRICAL CODE, PART 2.5, BASED ON THE 2018 N.E.C.
- 2019 CALIFORNIA MECHANICAL CODE, PART 4, BASED ON THE 2018 U.M.C.
- 2019 CALIFORNIA PLUMBING CODE, PART 5, BASED ON THE 2018 U.P.C.
- 2019 CALIFORNIA ENERGY CODE, PART 6 (2016 BUILDING ENERGY EFFICIENCY STANDARDS)
- 2019 CALIFORNIA FIRE CODE, PART 9, BASED ON THE 2018 I.F.C. CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 (CALGREEN)
- THE CITY MUNICIPAL CODE AND ORDINANCES

## GENERAL NOTES

- NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
- NOTIFY ARCHITECT PROMPTLY IF INFORMATION SHOWN IN ONE CONSTRUCTION DOCUMENT CONFLICTS WITH INFORMATION SHOWN ON ANOTHER.
- NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS. COORDINATE THE EXTENT OF DEMOLITION WORK AND EXISTING WORK TO REMAIN WITH NEW PLAN AND PROJECT SITE PRIOR TO PRICING, FABRICATION AND INSTALLATION. NOTIFY ARCHITECT OF ALL CONFLICTS IMMEDIATELY.
- ALL DIMENSIONS IN CONSTRUCTION DOCUMENTS ARE TO FACE OF FINISH U.N.O.
- PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE DISRUPTION TO ADJACENT AREAS AS MUCH AS POSSIBLE.
- PROVIDE FIRE EXTINGUISHERS PER CODE AT ALL TIMES THROUGHOUT CONSTRUCTION AREA.
- REPAIR/PATCH OPENINGS IN WALLS, PARTITIONS, FLOORS AND CEILINGS THAT ARE EXISTING OR WHERE DEMOLITION OCCURS TO MATCH EXISTING ADJACENT FINISH SURFACE.
- ALL EQUIPMENT SHALL BE LISTED, LABELED OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- MINIMIZE NOISE TO A LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES AS SPECIFIED.
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.
- THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.

## PROJECT INFORMATION

PROJECT NAME:  
ADDITION TO SINGLE FAMILY RESIDENTIAL

PROJECT DESCRIPTION:  
- ADD A BEDROOM, FOYER & FRONT PORCH  
- ADDITION TO GARAGE AND CHANGE ACCESS DIRECTION  
- INSTALL (N) LIGHT FIXTURES AND RECEPTACLE OUTLETS IN ADDITION AREA  
- INSTALL (N) DOORS & WINDOWS

ZONING: R-1

TYPE OF CONSTRUCTION: V-B

USE: SINGLE FAMILY RESIDENTIAL  
EXISTING: 3 BEDROOMS AND 4 BATHROOMS  
PROPOSED: 4 BEDROOMS AND 4 BATHROOMS

PROJECT ADDRESS: 2847 SYCAMORE WAY SANTA CLARA, CA 95051

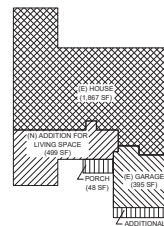
ASSESSOR'S PARCEL NUMBER: 293-22-062

NUMBER OF STORY: 2 STORY

LOT SIZE: 7,405 S.F.

CONDITIONED FLOOR AREA: 2,278 S.F.(EXISTING) + 499 S.F.(NEW) = TOTAL 2,777 S.F.  
GAR: 2,777 / 7,405 x100 = 37.50%

LOT COVERAGE:  
EXISTING: 1,867 / 7,405 = 25.21%  
PROPOSED: 1,867 + 499(NEW ADDITION) + 48(NEW PORCH) + 465(NEW GARAGE) = 2,879 / 7,405 = 38.88%(<40%)



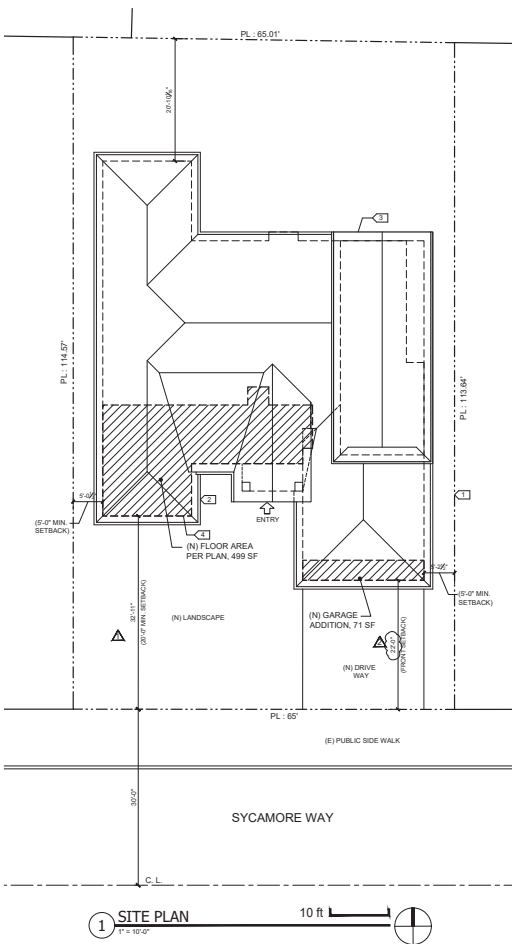
KEY MAP FOR LOT COVERAGE

NUMBER OF BEDROOM: 4  
NUMBER OF BATHROOM: 3  
NUMBER OF PARKING STALLS: (2) EXISTING COVERED PARKING (TWO-CAR GARAGE)

AUTOMATIC FIRE SPRINKLER SYSTEM: NOT PROVIDED

## SHEET INDEX

- A1.0 PROJECT INFO & SITE PLAN  
A2.0 EXISTING / DEMO PLAN  
A2.1 PROPOSED FLOOR PLAN  
A3.0 EXTERIOR ELEVATIONS & DETAILS  
A5.0 ROOF PLAN & SECTION DETAILS  
E1.0 ELECTRICAL PLAN  
T1.0 TITLE 24 ENERGY COMPLIANCE FORM-1  
T1.1 TITLE 24 ENERGY COMPLIANCE FORM-2
- S1.0 GENERAL NOTES  
S1.1 HOLDOWN DETAILS  
S1.2 MISC. CONC. DETAILS  
S1.3 SWS + DETAILS  
S1.4 CONVENTIONAL FRAMING DETAILS  
S2.0 FOUNDATION PLANS AND DETAILS  
S2.1 1ST FLR. SHEAR WALL PLANS AND DETAILS  
S2.2 DETAILS  
S3.0 ROOF PLANS AND DETAILS

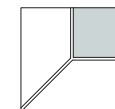


### LEGEND

1. PROPERTY LINE  
2. OUTLINE OF 1F ROOF  
3. OUTLINE OF 2F ROOF  
4. OUTLINE OF EXTERIOR WALL

### SITE PLAN KEYNOTES

- PROPERTY LINE
- OUTLINE OF 1F ROOF
- OUTLINE OF 2F ROOF
- OUTLINE OF EXTERIOR WALL



BEYOND SPACE  
DESIGN & DEVELOPMENT  
Tel. 510-789-5651  
Email: 20beyondspace@gmail.com  
42466 Grand Teton Park St.  
FREMONT, CA 94538

ADDITION TO SINGLE FAMILY RESIDENTIAL  
AT 2847 SYCAMORE WAY, SANTA CLARA, CA 95051

APN #: 293-22-062

DESIGNED BY:  
SANGWOOK LEE

NO	DESCRIPTION	DATE
1	REVISIONS FOR PLUMBING NOTES, COMMENTS	5/31/2020
REVISION HISTORY - THIS SHEET		

PROJECT NO: 2020-030

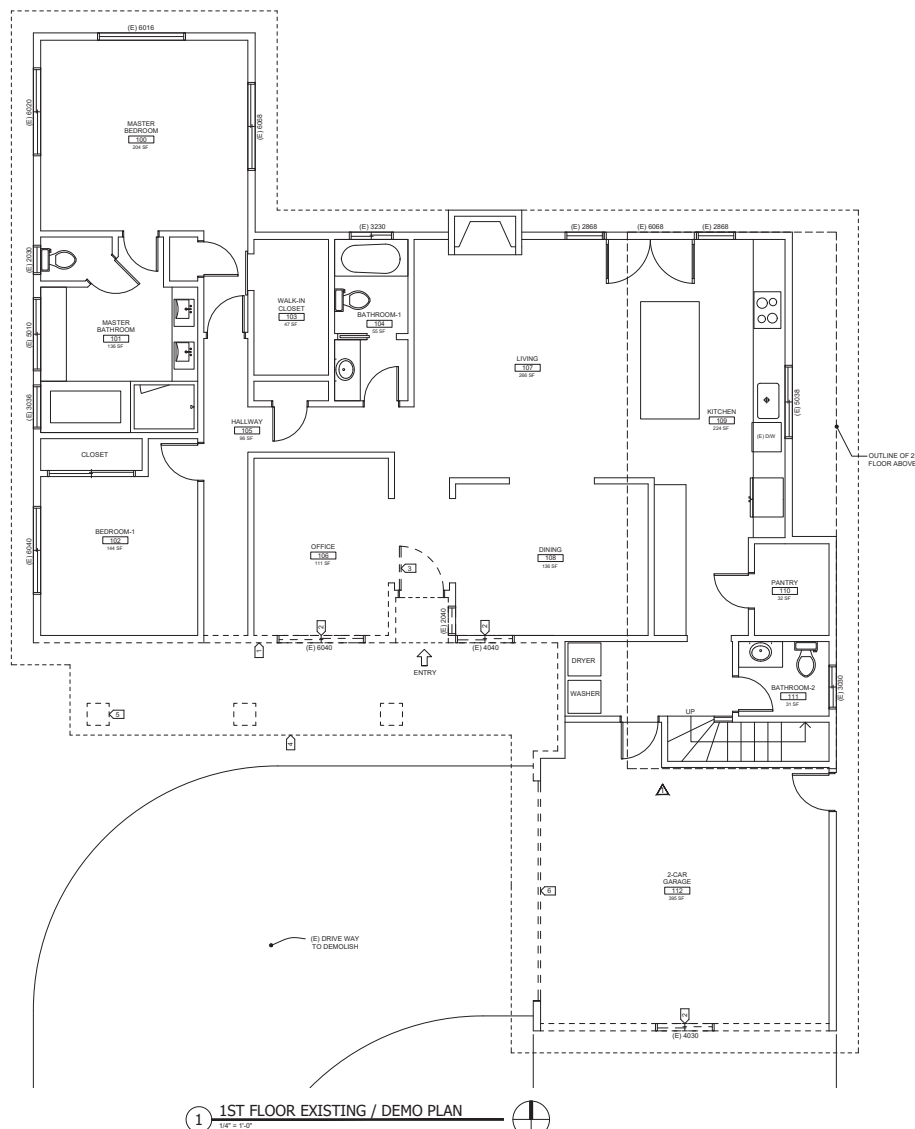
SHEET TITLE  
EXISTING /  
DEMO PLAN

DATE: MAY 05, 2020

CONSTRUCTION DOCUMENTS

SHEET NO.

A2.0



1 1ST FLOOR EXISTING / DEMO PLAN  
1/8" = 1'-0"

DEMOLITION PLAN KEYNOTES

1. (E) WALL TO DEMOLISH
2. (E) WINDOW TO DEMOLISH
3. (E) DOOR TO DEMOLISH
4. OUTLINE OF (E) ROOF ABOVE
5. (E) COLUMN TO DEMOLISH
6. (E) GARAGE DOOR TO DEMOLISH

PLAN SYMBOL DESIGNATIONS

---	EXISTING WALL TO REMAIN
---	WALL TO DEMOLISH

2 (E) 2ND FLOOR PLAN (NO CHANGE)  
1/8" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

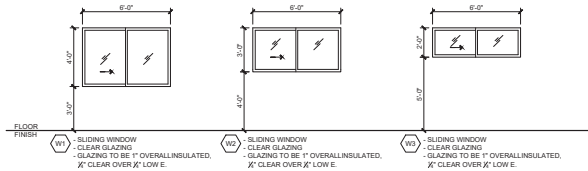
- VERIFY EXISTING CONDITIONS AND DIMENSIONS. COORDINATE THE EXTENT OF DEMOLITION WORK AND EXISTING WORK TO REMAIN WITH NEW FLOOR PLAN AND PROJECT SITE PRIOR TO PRICING, FABRICATION, AND INSTALLATION. NOTIFY ARCHITECT OF ALL CONFLICTS IMMEDIATELY.
- WHERE WALLS OR PARTITIONS ARE INDICATED TO BE REMOVED, REMOVE EXISTING WALL OR PARTITIONS AS WELL AS DUCTS, PIPING, CONDUITS AND OTHER ELEMENTS IN OR ON THEM WHICH MAY OR MAY NOT BE SPECIFICALLY IDENTIFIED, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER ALL EQUIPMENT TO BE SALVAGED.
- REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.
- REPAIR/REPLACE OPENINGS IN WALLS, PARTITIONS, FLOORS AND CEILINGS THAT ARE EXISTING OR WHERE DEMOLITION OCCURS TO MATCH EXISTING ADJACENT FINISH SURFACE. MAINTAIN CODE AND FIRE RATING REQUIREMENTS.
- EXISTING FINISHES TO BE REMOVED SHALL HAVE THE ORIGINAL SUBSTRATE PREPARED TO RECEIVE NEW FINISHES.
- PROVIDE SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND/OR SITE AT ALL TIMES.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL SHUTTINGS OF MECHANICAL, SPRINKLER, FIRE ALARM AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER.
- PROVIDE FIRE EXTINGUISHERS PER CODE AT ALL TIMES THROUGHOUT CONSTRUCTION AREA.
- REMOVE ALL PEELING OR BUBBLED PAINT AND PREP (E) FINISH AS REQUIRED FOR SMOOTH TRANSITION WITH NEW FINISHES.
- DASHED LINES INDICATE (E) CONSTRUCTION TO BE REMOVED, TYP. U.N.O.

## DOOR SCHEDULE

REV.	NO.	DESCRIPTION	SIZE	TYPE	OPENING	FRAME	FINISH	HARDWARE	NOTES
1	01	ENTRY	6'-0"	SW	PT-1	PT-1	PT-1	PT-1	W/BOTH SIDE LITE
2	02	BEDROOM 2	6'-0"	SW	PT-1	PT-1	PT-1	PT-1	
3	03	WALK-IN CLOSET	6'-0"	SW	PT-1	PT-1	PT-1	PT-1	

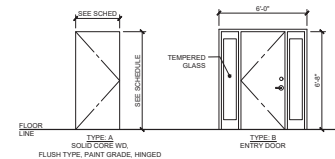
NOTES:  
1. SEE DETAIL 3- FOR DOOR TYPES

## A DOOR SCHEDULE



## B INTERIOR WINDOW TYPES

1/4" = 1'-0"



## C DOOR FRAME TYPES

1/4" = 1'-0"

## EGRESS WINDOWS REQUIREMENTS

- A NET CLEAR OPENING IS TO BE PROVIDED FROM NORMAL OPERATION OF THE OPENING. THE OPENING IS TO BE OPERATIONAL FROM INSIDE WITHOUT USE OF KEYS OR TOOLS. GRILLES, GRATES OR SIMILAR SECURITY DEVICES ARE PERMITTED UNDER SPECIFIC CONDITIONS. A COMPLYING WINDOW WELL IS REQUIRED FOR THE BELOW GRADE OPENING.
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: GROUND FLOOR: 5.7 SQUARE FEET. THE SILL MUST BE MORE THAN 44 INCHES ABOVE THE OUTSIDE GRADE TO USE THE SMALLER (5 SQUARE FEET) WINDOW.
- MINIMUM NET CLEAR OPENING, OTHER THAN GROUND FLOOR: 5.7 SQUARE FEET
- MAXIMUM HEIGHT TO BOTTOM OF CLEAR OPENING: 44 INCHES

## 2 DOOR & WINDOW SCHEDULE

1/4" = 1'-0"

## HARDWARE GROUP

### GROUP 01

- 3 EA BUTT HINGES
- 1 EA LOCKSET: ENTRY
- Function: Latchbolt is retracted by lever on either side unless inside push button (cyl) or turn lever (mort) looks outside lever.
- 1 EA CLOSER
- 1 EA THRESHOLD
- 1 EA STOP

### GROUP 02

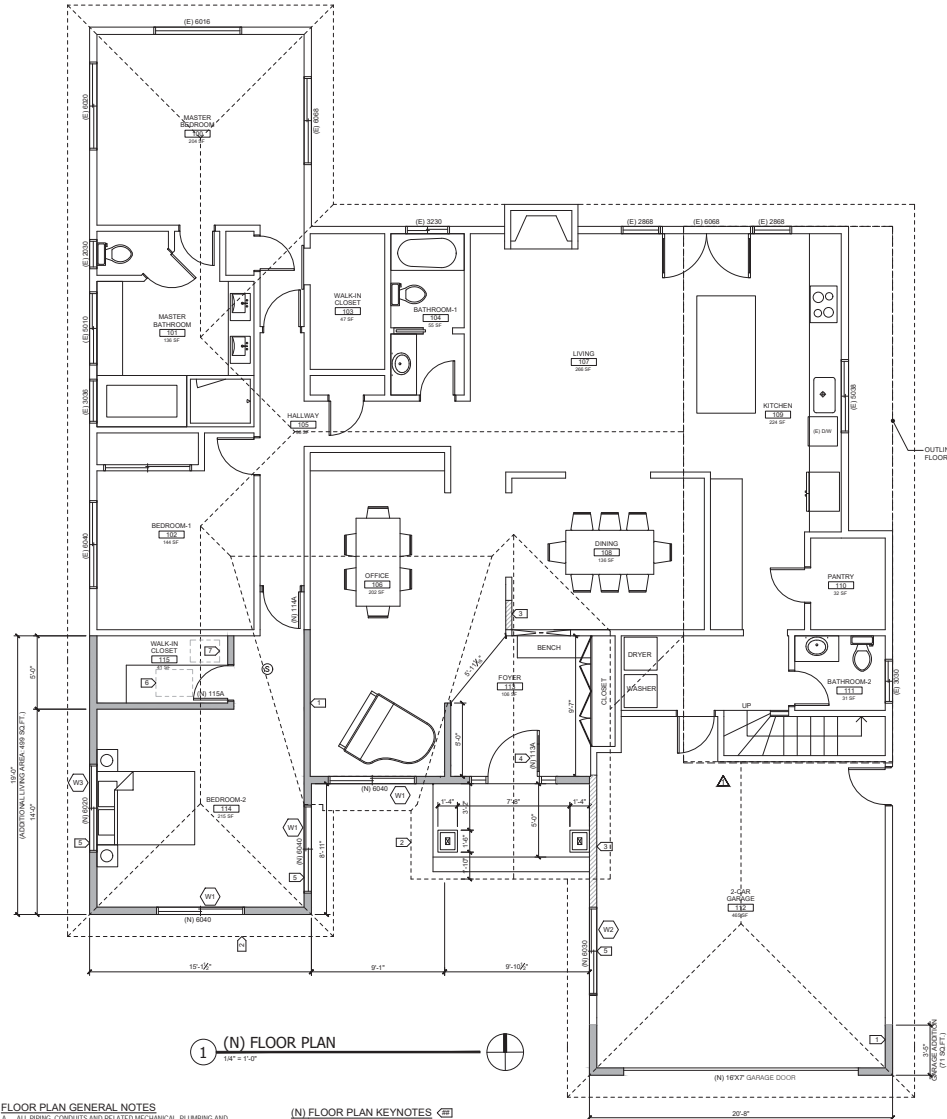
- 3 EA BUTT HINGES
- 1 EA DOOR LOCK SET: BED/BATH ROOM

### GROUP 03

- 1 EA POCKET DOOR RAIL
- 1 EA POCKET DOOR HARDWARE SET

## 3 DOOR HARDWARE

1/4" = 1'-0"



## 1 (N) FLOOR PLAN

1/4" = 1'-0"

## FLOOR PLAN GENERAL NOTES

- ALL PIPING, CONDUITS AND RELATED MECHANICAL PLUMBING AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYWALL FINISHING AS REQUIRED IN FINISHED AREAS UNLESS SHOWN ON DRAWINGS OR NOTED.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED.
- ALL DOORS ADJACENT TO WALLS SHALL BE TYPICALLY LOCATED 2" FROM WALL TO DOOR HINGE.
- LOCAL EXHAUST SYSTEMS VENTED TO THE OUTDOORS FOR THE KITCHEN (CAN USE RANGE HOOD, DOWN DRAFT EXHAUSTS, CEILING FAN, WALL FAN) BUT WHATEVER USED MUST EXHAUST DIRECTLY TO THE OUTDOORS.
- PROVIDE MIN. 100 CFM INTERMITTENT ARIELOW FOR KITCHEN RANGE HOOD/COMBINATION HOOD COMBINATION OR SHOW AN EXHAUST FAN IN THE KITCHEN CAPABLE OF PROVIDING AT LEAST 1 AIR CHANGE PER HOUR.
- WHERE COMBUSTION APPLIANCES OR SOLID FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SQ. FT. OF OCCUPABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT DOOR AIR FLOW/NOTES: IF MAKE UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN.

## (N) FLOOR PLAN KEYNOTES

1. (N) FULL HEIGHT TWO STUD WALL
2. OUTLINE OF ROOF ABOVE
3. FILL IN (N) OPENING W/ 3/4" X 1/2" STUD 1/4" O.C.
4. (N) DOORS, SEE DOOR SCHEDULE ON 201
5. (N) WINDOWS, SEE WINDOW SCHEDULE ON 201
6. (N) ACCESS OPENING FOR ATTIC, NOT LESS THAN 30"x30"
7. (N) ACCESS FOR CRAWL SPACE, MIN. 2'X18"

## PLAN SYMBOL DESIGNATIONS

[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	FILL IN (N) OPENING PER PLAN
[Symbol]	NEW STUD WALL - FULL HEIGHT

## FLOOR PLAN LEGEND

- (S) SMOKE DETECTOR, SEE NOTE
- (C) CARBON MONOXIDE ALARM, SEE NOTE
- (E) EXISTING TO REMAIN
- (N) NEW

## SMOKE & CARBON MONOXIDE ALARM NOTES

SMOKE AND CARBON MONOXIDE ALARMS ARE TO BE HARD-WIRED, HAVE BATTERY BACKUPS, AND BE INTERCONNECTED. THE ALARMS ARE REQUIRED TO BE INSTALLED IN THE FOLLOWING LOCATIONS:  
- SMOKE ALARMS IN ALL SLEEPING ROOMS  
- CO ALARMS IN ALL SLEEPING ROOMS WITHIN DWELLING UNITS WHERE FUEL-BURNING APPLIANCES ARE INSTALLED  
- SMOKE ALARM AND CO ALARM IN AREA PRECEDING SLEEPING ROOMS (SUCH AS A HALLWAY)  
- SMOKE ALARM AND CO ALARM ON EACH STORY LEVEL OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTIC ROOMS

DESIGNED BY:  
SANGWOOK LEE

PROJECT NO.: 2020-030

NO.	DESCRIPTION	DATE
1	REVISIONS OR PLANS, REPT. COMMENTS	5/10/2020
2		
3		
4		

REVISION HISTORY: THIS SHEET

PROJECT NO.: 2020-030

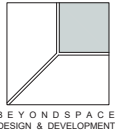
## SHEET TITLE (N) FLOOR PLAN , DOOR TYPE & SCHEDULE

DATE: MAY 05, 2020

CONSTRUCTION DOCUMENTS

SHEET NO.

A2.1



Tel. 510-789-5651  
Email: 20beyondspace@gmail.com  
42466 Grand Teton Park St.  
FREMONT, CA 94538

ADDITION TO SINGLE FAMILY RESIDENTIAL  
AT 2847 SYCAMORE WAY, SANTA CLARA, CA 95051

APN #: 293-22-062





(E) EXISTING TO REMAIN  
(R) EXISTING TO RELOCATE  
(N) NEW  
(RL) RELOCATED

1. VENTED ATTIC SPACE SHALL HAVE A MINIMUM NET FREE VENTILATION AREA AT LEAST 1/100 OF THE AREA OF THE VENTED SPACE, BETWEEN HALF AND TWO THIRDS OF THE PROVIDED VENTILATION SHALL BE INSTALLED AT THE EAVES.

THE VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7.

REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE.

ATTIC AREA FOR (N) ADDITION 499 SF REQUIRED VENT AREA :  
499/ 300 = 1.66

PROVIDED ATTIC VENT AREA :  
0.5(1/16" x 45' x 45') + 2.0 SF (1-66)

2. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN AT LEAST 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. ONE VENTILATION OPENING SHALL BE LOCATED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.
- CRAWL SPACE AREA FOR (N) ADDITION 499 SF REQUIRED VENT AREA :  $499 / 150 = 3.33$  SF
- PROVIDED CRAWL SPACE VENT AREA :

\* IF ANY VENT IS BLOCKED OR REMOVED, PROVIDE ADDITIONAL VENTS.

ADDITION TO SINGLE FAMILY RESIDENTIAL  
AT 2847 SYCAMORE WAY, SANTA CLARA, CA 95051

APN #: 293-22-062

DESIGNED BY :  
SANGWOOK LEE

PROJECT NO: 2020-030

PROJECT NO: 2020-030

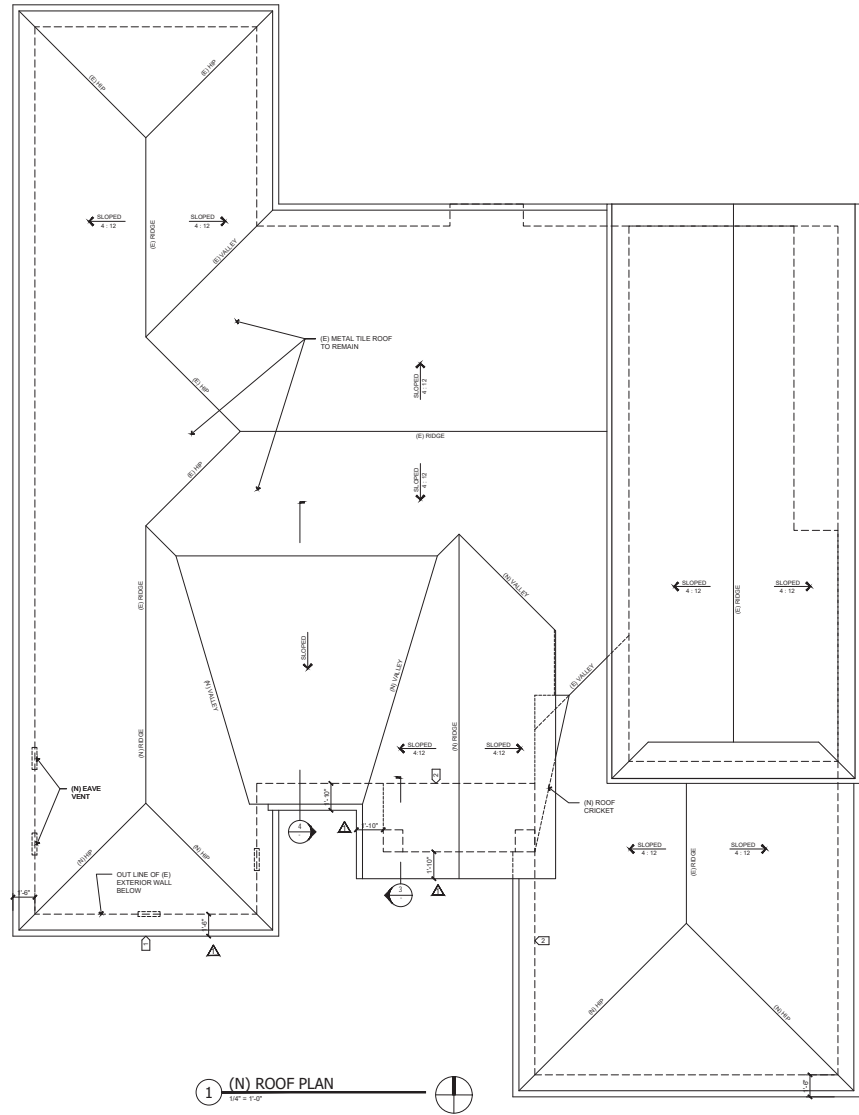
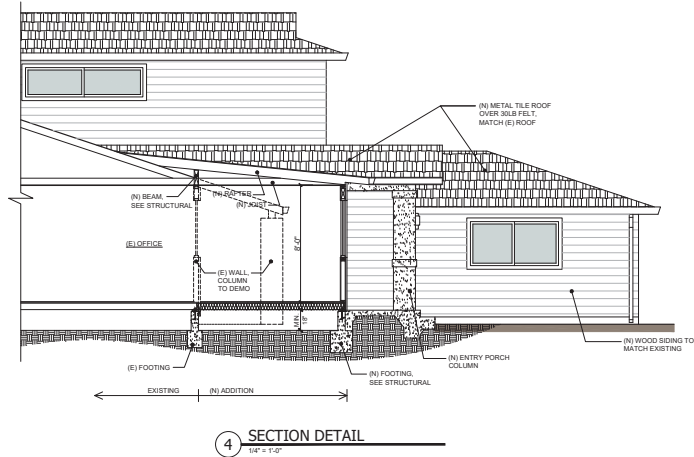
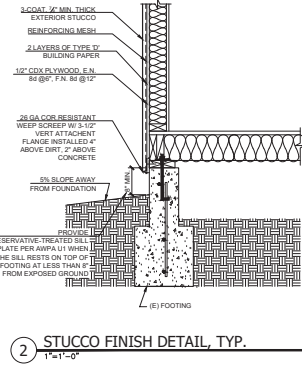
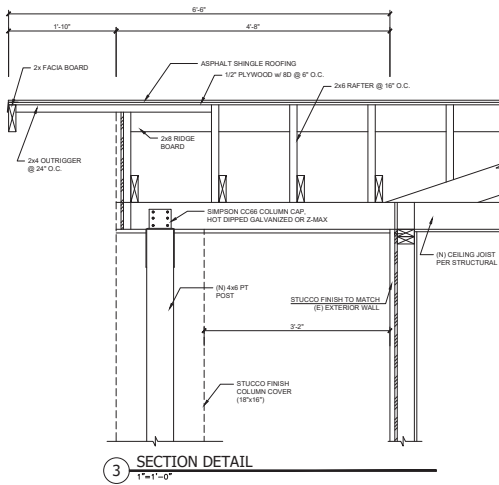
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EXTERIOR  
ELEVATIONS  
& DETAILS

DATE: MAY 05, 2020

CONSTRUCTION DOCUMENTS

SHEET NO.

## A4.0

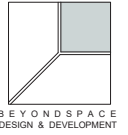


#### ROOF PLAN GENERAL NOTES

- VERIFY ALL OPENING LOCATIONS AND SIZES THROUGH ROOF. PROVIDE APPROPRIATE FLASHING AS REQUIRED TO MAKE WEATHERTIGHT.
- (N) RADIANT BARRIER SHALL BE SECURELY INSTALLED OVER (N) ROOF IN A PERMANENT MANNER WITH THE SHINY SIDE FACING DOWN TOWARD THE INTERIOR OF THE BUILDING CEILING OR ATTIC FLOOR. HOWEVER, RADIANT BARRIERS SHALL BE INSTALLED AT THE TOP CHORDS OF THE ROOF TRUSS/RAFTERS PER APPENDIX D OF THE 2016 RESIDENTIAL COMPLIANCE MANUAL.

#### W/ROOF PLAN KEYNOTES

- OUTLINE OF ROOF
- OUTLINE OF EXTERIOR WALL BELOW



Tel. 510-789-5651  
Email: 20beyondspace@gmail.com  
42406 Grand Teton Park St.  
FREMONT, CA 94538

ADDITION TO SINGLE FAMILY RESIDENTIAL  
AT 2847 SYCAMORE WAY, SANTA CLARA, CA 95051

APN # : 283-22-062

DESIGNED BY:  
SANGWOOK LEE

8/1/20

NO.	DESCRIPTION	DATE
1	REVISIONS FOR PERM DEPT. COMMENTS	5/21/2028

PROJECT NO.: 2020-030

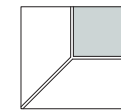
SHEET TITLE  
**ROOF PLAN & SECTION DETAILS**

DATE: MAY 05, 2020

CONSTRUCTION DOCUMENTS

SHEET NO.

**A5.0**



BEYONDSPACE  
DESIGN & DEVELOPMENT  
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FREMONT, CA 94538

ADDITION TO SINGLE FAMILY RESIDENTIAL  
AT 2847 SYCAMORE WAY, SANTA CLARA, CA 95051

APN #: 293-22-062

DESIGNED BY:  
SANGWOOK LEE

18/12

Δ NO	DESCRIPTION	DATE
REVISION HISTORY: THIS SHEET		

PROJECT NO: 2020-030

SHEET TITLE  
ELECTRICAL  
PLAN

DATE: MAY 05, 2020

CONSTRUCTION DOCUMENTS

SHEET NO.

E1.0

## ELECTRICAL NOTES

1. PROVIDE A GREEN EQUIPMENT GROUND WIRE IN BRANCH CIRCUIT AND FEEDER CONDUITS.
2. WIRING SHALL BE PROVIDED TO DEVICES SHOWN, UNLESS OTHERWISE INDICATED. MINIMUM WIRING SIZE SHALL BE #12 AWG. AMPACITY, DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE NEC.
3. MULTIPLE GROUPINGS OF DEVICES SHALL BE GANGED UNDER THE SAME COVER PLATE. SEPARATE PLATES ARE UNACCEPTABLE EXCEPT IN CASES OF DIMMER SWITCHES ADJACENT TO OTHER LIGHT SWITCHES. IN THAT CASE, PLATES SHALL BE AS CLOSE TOGETHER AS POSSIBLE, PLUMB TRUE FOR A NEAT AND COMPACT ORGANIZED APPEARANCE.
4. SEE ARCHITECTURAL ELEVATIONS AND DETAILS FOR EXACT LOCATIONS OF ELECTRICAL ITEMS. THESE SHALL TAKE PRECEDENCE OVER ANY INDICATIONS IN ELECTRICAL CONSTRUCTION DOCUMENTS.
5. SWITCHED RECEPTABLES TO BE CONTROLLED BY THE OCCUPANCY SENSOR(S) IN THE SAME ROOM/SPACE. REFER TO THE LIGHTING PLANS FOR OCCUPANCY SENSOR LOCATIONS AND LIGHTING CONTROL SPECIFICATION FOR ADDITIONAL INFORMATION.
6. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH 120 VOLT BRANCH CIRCUIT.
7. PROVIDE GFCI PROTECTION AT ALL NEW BATHROOM, OUTDOOR RECEPTABLES SERVING KITCHEN COUNTERTOPS.
8. MIN. TWO 20-AMP APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN, AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES-ONLY THE REQUIRED COUNTERTOP WALL OUTLETS INCLUDING THE REFRIGERATOR.
9. A DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTABLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN.
10. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
11. PROVIDE ADDITIONAL RECEPTACLE OUTLETS AT EACH KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM COUNTER SPACE WIDER THAN 10-INCHES. LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE, AND AN EXTERIOR RECEPTACLE AT THE FRONT AND REAR OF THE HOME; ANY ADDED RECEPTABLES MUST BE WITHIN 6'-0" OF GRADE, GFCI, AND WATERPROOF.
12. ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES.
13. ANY SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JAB LIGHT APPENDIX B) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JAB-2016" OR "JAB-2016-E" ("JAB-2016-E" LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES).
14. AT LEAST ONE FIXTURE IN EACH BATHROOM WHERE NEW LIGHTING IS PROPOSED IS CONTROLLED BY A VACANCY SENSOR.
15. ALL NEW OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND PHOTO CONTROL AND MOTION SENSOR.
16. LOCAL EXHAUST SYSTEMS VENTED TO THE OUTDOORS FOR THE KITCHEN (CAN USE RANGE HOOD, DOWN-DRAFT EXHAUSTS, CEILING FANS, WALL FANS-BUT WHATEVER USED MUST EXHAUST DIRECTLY TO THE OUTDOORS).
17. PROVIDE MIN. 100 CFM INTERMITTENT AIRFLOW FOR KITCHEN RANGE HOOD/MICROWAVE HOOD COMBINATION OR SHOW AN EXHAUST FAN IN THE KITCHEN CAPABLE OF PROVIDING AT LEAST 3 AIR CHANGES PER HOUR.
18. WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SQ. FT. OF OCCUPABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW. NOTE: IF MAKE-UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN).
19. THE LOCAL EXHAUST SYSTEMS VENTED TO THE OUTDOORS FOR THE BATHROOMS.
20. PROVIDE MIN. 50 CFM INTERMITTENT AIRFLOW FOR THE BATHROOM EXHAUST FANS OR PROVIDE MIN. 20 CFM FOR THE CONTINUOUSLY OPERATING BATHROOM EXHAUST FAN.
21. EXHAUST FANS (EXCLUDES KITCHEN EXHAUST HOOD) SWITCHED SEPARATE FROM LITING/OTHER UTILITY A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING).
22. COMPLETED CFSR-LTS-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
23. ALL THE EXTERIOR RECEPTACLE OUTLETS TO BE WEATHERPROOFED AND GROUND-FAULT CIRCUIT INTERRUPTER (GFCI).
24. ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED RECEPTABLES SHALL BE INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS.

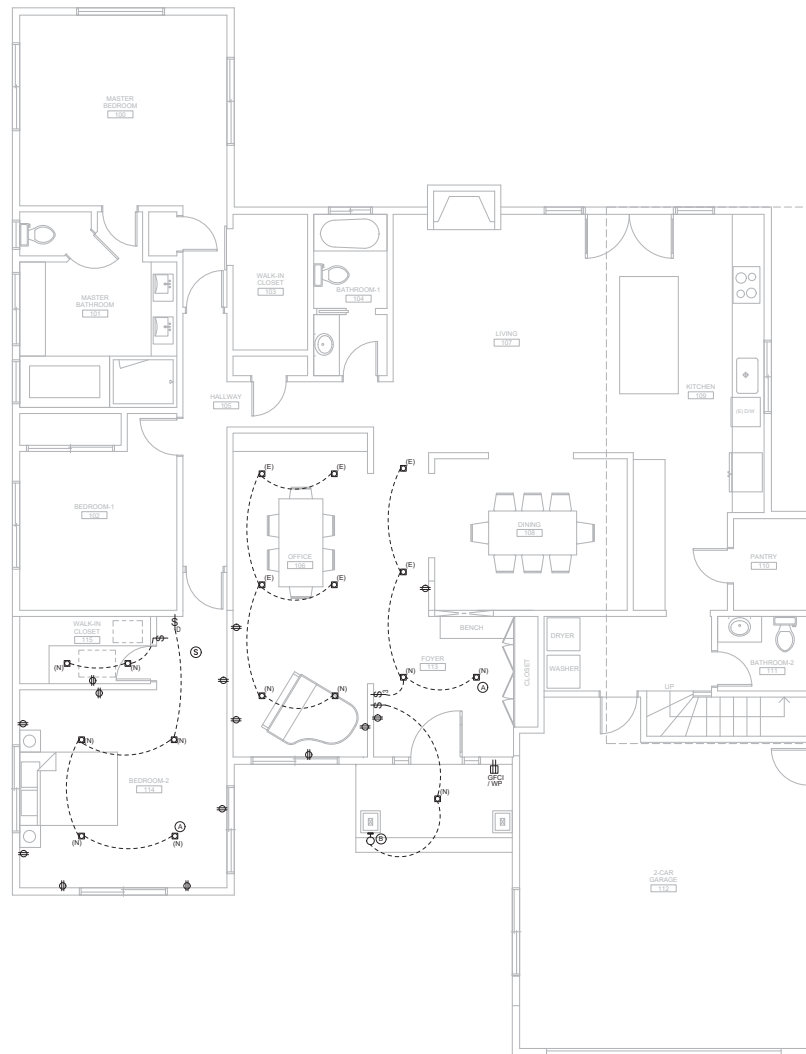
## ELECTRICAL SYMBOL LEGEND

□	RECESSED LED FIXTURE
— — — — —	LED STRIP LIGHT
⊕	LED PENDANT LIGHTING
⊙	FLUSH MOUNT LIGHT FIXTURE
⊙	WALL-MOUNTED FIXTURE w/ PHOTO EYE
⊙	LED SCIENCE
⊙	EXHAUST FAN w/ LIGHT
⊙	SWITCH
⊙	SWITCH 3 WAY
⊙	SWITCH w/ OCCUPANCY SENSOR
⊙	SWITCH w/ DIMMER
⊙	OUTLET DUPLEX
⊙	220V OUTLET
⊙	GFCI OUTLET DUPLEX w/ WEATHER PROOF
⊙	SMOKE DETECTOR
⊙	CARBON MONOXIDE DETECTOR
(E)	EXISTING TO REMAIN
(RL)	RELOCATED

## INTERIOR LIGHTING FIXTURE SCHEDULE

FIXTURE		DESCRIPTION	MANUFACTURER'S CATALOG NO.	LAMPS	VOLT	MOUNTING
TYPE	SYMBOL					
A	□	4" RECESSED CAN LIGHT FIXTURE w/ DIMMING BALLAST, 300K	HLB40WPS1EMMR	LED	120	RECESSED
B	⊙	EXTERIOR WALL SCONCE	ALLEN + ROTH WALDORE 11.25-IN-W BRONZE LED OUTDOOR WALL LIGHT OR APPROVED EQUAL	LED	120	WALL MOUNT, PHOTO CONTROL

NOTE: CONTRACTOR TO VERIFY LIGHTING FIXTURE SPECIFICATIONS WITH OWNER



1 ELECTRICAL PLAN  
1/8" = 1'-0"

CERTIFICATE OF COMPLIANCE				Calculation Date/Time: 2020-05-03T18:19:27-07:00		CFR Part 610	
Project Name: 2847 Systema addition				Report File Name: 2847_Systema_addition_c2/m2/9		(Page 7 of 11)	
OPTIQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Glazing Area	Glazing U-Value (Combined G+Exterior)	R-Value	Assembly Name
Wall int new	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	6.13	None / None	0.002	Insule Frame: Optimum Board Caity Frame: R-13 / 2x4 Insule Frame: Optimum Board
Roof ex	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. x 0.7. O. C.	6.0	None / None	0.048	Roofing: Lights Roof (Asphalt Shingles) Roof Deck: Wood Siding: Siding (Asphalt Shingles) Caity / Frame: in. insul. / 2x4 Top Chord
Roof new	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O. C.	6.0	None / None	0.048	Roofing: Lights Roof (Asphalt Shingles) Roof Deck: Wood Siding: Siding (Asphalt Shingles) Caity / Frame: in. insul. / 2x4 Top Chord
Floor crawl ex	Floor Crawl Floor	Wood Framed Floor	2x4 @ 16 in. O. C.	9.0	None / None	0.02	Floor Surface: Carpeted Floor Frame: Crawl Caity / Frame: in. insul. / 2x4
Floor crawl new	Floor Crawl Crawlspace	Wood Framed Floor	2x4 @ 16 in. O. C.	6.19	None / None	0.008	Floor Surface: Carpeted Floor Frame: Crawl Caity / Frame: in. insul. / 2x4
Ceiling att new	Ceiling (Below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	6.0	None / None	0.082	Caity / Frame: in. insul. / 2x4 Insule Frame: Optimum Board
Ceiling att new	Ceiling (Below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	6.30	None / None	0.002	Over Ceiling: attin. R-20 in. Caity / Frame: R-13 / 2x4 Insule Frame: Optimum Board
Ceiling gar new	Ceiling (Below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	6.0	None / None	0.081	Caity / Frame: in. insul. / 2x4 Insule Frame: Optimum Board

Registration Number: 201-P010076044-000-000-000000-000	Registration Date/Time: 2020-05-04 16:28:34	WERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.108 Schema Version: rev 20200301	Report Generated: 2020-05-03 18:15:05

<b>CERTIFICATE OF COMPLIANCE</b> <b>Project Name: 2847 Sycamore Addition</b> <b>Calculation Description: Typ 28 Analysis</b> <b>Project Number: 2847 Sycamore Addition v2.080-3</b>				<b>Calculation Date/Time: 2020-05-07 13:29:07-07</b> <b>Input File Name: 2847 Sycamore Addition v2.080-3</b>				<b>CFR# 910.1</b> <b>(Page 9 of 11)</b>
<b>OPaque Surface CONSTRUCTIONS</b>								
<b>G1</b>	<b>G2</b>	<b>G3</b>	<b>G4</b>	<b>G5</b>	<b>G6</b>	<b>G7</b>	<b>G8</b>	
<b>Construction Name</b>	<b>Surface Type</b>	<b>Construction Type</b>	<b>Framing</b>	<b>Total Cavity Air-Inlet</b>	<b>Interior / Exterior Leaflet Area Ratio</b>	<b>U-Value</b>	<b>Assembly Layers</b>	
Floor Rated as	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	0.0	None / None	0.148	Floor Jack Board Subfloor/Sheathing/Carpet Floor Frame nominal 2x6	
Floor R10	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	0.0	None / None	0.130	Floor Jack Board Subfloor/Sheathing/Carpet Floor Frame nominal 2x6 Ceiling Recessed Joist System Rafter	
Floor Int as	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	0.0	None / None	0.130	Floor Jack Board Subfloor/Sheathing/Carpet Floor Frame nominal 2x6 Ceiling Recessed Joist System Rafter	

Registration Number: J25-P2-180762664-000-000-0000000-0000	Registration Date/Time: 2020-05-04 16:28:34	HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2019 Residual (d) Compliance	Report Version: 2019.1.108 Schema Version: rev.20200301	Report Generated: 2020-05-03 18:15:05

[illegible]

Registration Number: 224-PJ-18276344-000-000-0000000-000	Registration Date/Time: 2020-05-04 16:28:34	HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.108 Schema Version: rev 20200501	Report Generated: 2020-05-03 14:15:05

[illegible]

Registration Number: 124-PQ-130710444-000-000-000000-0000	Registration Date/Time: 2020-05-04 16:28:34	HERS Provider: eCART2
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.3.108 Schema Version: rev 20200301	Report Generated: 2020-05-03 18:15:05

[illegible]

Registration Number: 120-P11670244-000-000-0000000-0000	Registration Date/Time: 2020-05-04 16:28:34	HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.2.108 Schema Version: rev.20200301	Report Generated: 2020-05-03 18:15:05

<b>OFFICE OF COMPLIANCE</b> Project Name: 2847 Jaycume Addition Calculation Description: Title 24 Analysis				<b>CFR-PER-015</b> (Page 6 of 11) Calculation Date/Time: 2020-05-03T18:14:29-07:00 Input File Name: 2847_Jaycume_addition_v2.rvt.9					
SLAB RESULTS									
IS	ES	DS	OS	IS	ES	DS	OS	ST	IS
Name	Zone	Area (SqFt)	Perimeter (ft)	Edge Insul. R-value and Fraction	Cargoped Fraction	Insulated	Status	Verified	Existing Condition
Slab On Grade ex	Garage	335	34	None	0%	None	Excluded	No	Existing
Slab On Grade ex	Garage	335	34	None	0%	None	Not Allowed	No	Existing
CONCRETE SURFACE CONSTRUCTIONS									
IS	ES	DS	OS	IS	ES	DS	ST	IS	IS
Construction Name	Surface Type	Construction Type	Framing	Total Ceiling R-value	Insulation R-value	OS Factor			
Wall ex	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	Insula	0.387			
									Inside Finish, Opposite Board Ceiling Finish, Insul. / 2x4
Wall ex	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.388			
									Inside Finish, Opposite Board Ceiling Finish, R-13 / 2x4 Sheathing / Exclusion Wall Insul. / Siding / Weathering / Siding / Siding / Weathering / Siding / Siding / Weathering / Siding
Wall ex	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.387			
									Inside Finish, Opposite Board Ceiling Finish, Insul. / 2x4 Other Side Finish, Opposite Board
Wall ex int	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277			
									Inside Finish, Opposite Board Ceiling Finish, Insul. / 2x4 Other Side Finish, Opposite Board
Wall ex int	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277			
									Inside Finish, Opposite Board Ceiling Finish, Insul. / 2x4 Other Side Finish, Opposite Board

Registration Number: 121-P1-19170444-000-000-0000000-0000	Registration Date/Time: 2020-05-04 16:28:34	HEBS Provider: CACERTS-w
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.108 Schema Version: rev 20200501	Report Generated: 2020-05-03 18:15:05

CERTIFICATE OF COMPLIANCE			CFR 919.0101		
Project Name: 2847 Syracuse addition			Calculation Date/Time: 2020-03-05 18:29:07 DE		
Calculation Description: Title 24 Analysis			Input File Name: 2847_Syracuse_addition_v2.rpt.9		
GENERAL INFORMATION					
01	Project Name	2847 Syracuse addition	05	Standards Version	2020
02	Run Title	10 x 28 Analysis	06	Software Version	2019C-Res 2019.3.2
03	Project Location	2847 Syracuse Way	07	Front Orientation (Left/Center/Right)	Left
04	City	San Jose, CA	08	Number of Working Hours	1
05	Epi code		09	Number of Occupants	2
06	Climate Zone	Climate Zone 24	10	Number of Workstations	2
07	Building Type	Office Building	11	Number of Stalls	0
08	Residential Floor Area (sqft)	0	12	Residential Average of 1000	0.158
09	Additional Cond. Floor Area (sqft)	0	13	Glazing Percentage (%)	14.5%
10	Existing Cond. Floor Area (sqft)	0	14	ADG Condenser Floor Area	14.5%
11	Total Cond. Floor Area (sqft)	0	15	N Natural Gas Available?	No
12	ADU Bedroom Count	0			
13	N Natural Gas Available?	No			
COMPLIANCE RESULTS					
01	Building Complies with Computer Simulation				
02	Building does not require field testing or HERS certification				
03	This building incorporates one or more Special Provisions below				

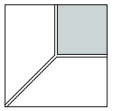
Registration Number: 220-P1-03762444-000-000-0000000-0000	Registration Date/Time: 2020-05-04 16:28:34	HERS Provider: CACERTS
CA Building Energy Efficiency Standards - 2019 Residual of Compliance	Report Version: 2019.1.108 Schema Version: rev 20200301	Report Generated: 2020-05-03 18:15:05

CERTIFICATE OF COMPLIANCE		CFR Part 101 (Page 2 of 12)				
Project Name: 2047 Tapscott Addition		Calculation Date/Time: 2020-05-07T18:14:29-07:00				
Calculation Description: Type 2B Analysis		Input File Name: 2047_Tapscott_Addition_v2-Bldg3				
<b>REQUIRED SPECIAL FEATURES</b>						
The following are features that must be installed as condition for meeting the modeled weather effects performance for this computer analysis.						
None (each item added is less than \$0.00 in length).						
<b>WERS TYPICAL SUMMARY</b>						
This summary is a listing of the features that must be field verified by a certified WERS Rater as a condition for meeting the modeled weather effects performance for this computer analysis. Additional details provided in the building tables below. Requirements CF20b and CF20c are required to be completed in the WERS Registry						
<ul style="list-style-type: none"> <li>-&gt; None -</li> <li>-&gt; Cooling System Verifications:</li> <li>-&gt; Heating System Verifications:</li> <li>-&gt; HVAC Distribution System Verifications:</li> <li>-&gt; None -</li> <li>-&gt; Domestic Hot Water System Verifications:</li> <li>-&gt; None -</li> </ul>						
						
<b>BUILDING - FEATURES INFORMATION</b>						
<b>G1</b>	<b>G2</b>	<b>G3</b>	<b>G4</b>	<b>G5</b>	<b>G6</b>	<b>G7</b>
Project Name	Conditioned Floor Area [m <sup>2</sup> ]	Number of Dwellings Units	Number of Rooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
2047 Tapscott Addition	2777	1	4	3	1	1
<b>ZONE INFORMATION</b>						
<b>G1</b>	<b>G2</b>	<b>G3</b>	<b>G4</b>	<b>G5</b>	<b>G6</b>	<b>G7</b>
Zone Name	Zone Type	HVAC System Name	Zone Floor Area [m <sup>2</sup> ]	Avg. Ceiling Height	Water Heating System	Water Heating System 2
Room 1st floor	Conditioned	HVAC ex	650	8	DHW ex	N/A
Room 2nd floor	Conditioned	HVAC ex	650	8	DHW ex	N/A
Addition	Conditioned	HVAC ex	650	8	DHW ex	N/A

Registration Number: 220-P010762494-000-000-0000000-0000	Registration Date/Time: 2020-05-04 16:28:34	HEBS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2019 Resident of Compliance	Report Version: 2019.3.108 Schema Version: rev.20200301	Report Generated: 2020-05-03 18:15:05

CERTIFICATE OF COMPLIANCE										CPA PER 010	
Project Name: 2847 Syracuse addition				Calculation Date/Time: 2020-05-13 17:29:07.00						Page 3 of 13	
Calculation Description: Title 24 Analysis				Input File: 2847_syracuse_addition_v2.rpt.9							
CRITICAL SURFACES											
ID	IS	ES	WS	OS	Orientation	Excess Area (sq') Windward and Leeward (sq')	TID (sq')	Wind Exposure	Shield	Unshielded Exposed Surface Area (sq')	
Name	Zone	Construction	Asphalt	Orientation							
Wall w-1	House 1st Floor	Wall on s	270	Leath	23.1	0.0	0.0	none	Exposing	None	
Wall w-8	House 1st Floor	Wall on e	0	Back	438	54.3	90	none	Exposing	None	
Wall w-9	House 1st Floor	Wall on w	90	Right	295	42.4	90	none	Exposing	None	
Wall w-1	House 2nd Floor	Wall on s	270	Leath	18.0	0.0	0.0	none	Exposing	None	
Wall w-2	House 2nd Floor	Wall on e	0	Back	218	32.3	90	none	Exposing	None	
Wall w-3	House 2nd Floor	Wall on w	90	Right	151	21.7	90	none	Exposing	None	
Wall w-4	House 2nd Floor	Wall on n	270	Leath	20.6	0.0	0.0	none	Exposing	None	
Wall w-5	House 2nd Floor	Wall on e	0	Back	114	16.7	90	none	Exposing	None	
Wall w-6	House 2nd Floor	Wall on w	90	Right	77.2	11.2	90	none	Exposing	None	
Wall w-7	House 2nd Floor	Wall on n	270	Leath	23.2	0.0	0.0	none	Exposing	None	
Roof r-1	House 1st Floor	Roof (low)	180	Front	272	88.02	90	none	Exposing	None	
Roof r-2	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-3	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-4	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-5	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-6	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-7	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-8	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-9	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-10	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-11	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-12	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-13	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-14	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-15	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-16	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-17	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-18	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-19	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-20	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-21	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-22	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-23	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-24	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-25	House 2nd Floor	Roof (low)	180	Front	23.2	7.12	90	none	Exposing	None	
Roof r-26	House										

Registration Number: 200-P110710444-000-000-000000-0000	Registration Date/Time: 2020-05-04 16:28:04	HERS Provider: CNCERTS inc.
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ADDITION TO SINGLE FAMILY RESIDENTIAL  
AT 2847 SYCAMORE WAY, SANTA CLARA, CA 95051

APN #: 293-22-062

DESIGNED BY :  
SANGWOOK LEE

EE 李九旦

△ NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

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PROJECT NO: 2020-030

SHEET TITLE  
TITLE 24  
ENERGY  
COMPLIANCE  
FORM-1

DATE: MAY 05, 2020

CONSTRUCTION DOCUMENTS

SHEET NO.

## T1.0



