

RESOLUTION NO. 18-8599

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA TO SUSTAIN THE APPEAL, OVERRULE THE
PLANNING COMMISSION DENIAL, AND APPROVE THE
BASEMENT CONVERSION AND A NEW ACCESSORY
DWELLING UNIT FOR THE PROPERTY LOCATED AT 1593
LEXINGTON STREET, SANTA CLARA, CALIFORNIA**

PLN2013-09691 (Architectural Review)

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

WHEREAS, on February 15, 2013, Fawzy Ismail ("Applicant") submitted an application for a basement conversion to an existing single-story house and second living unit located at 1593 Lexington Street ("Project Site");

WHEREAS, the applicant requests to convert approximately 1,296 square feet of unfinished basement area and construct a new 1,178 square foot detached accessory dwelling unit ("Project");

WHEREAS, the Project is located in the General Plan land use designation of Very Low Density Residential and in the R3-36D (Medium Density Multiple Dwelling) Zoning District;

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per guidelines section 15303 (Class 3 – New Construction or Conversion of Small Structures), in that the project adds onto an existing single-family residential structure and proposes an accessory dwelling unit;

WHEREAS, on February 6, 2014, the Historical & Landmarks Commission (HLC) reviewed the application at a duly noticed public meeting. At the conclusion of the meeting, the HLC voted to recommend denial of the application, because the project, as it was then proposed, would have made significant changes to the exterior of the building and would not have been compatible with other historic resources in the neighborhood;

WHEREAS, on February 27, 2014, the Zoning Administrator denied the application based on the HLC's findings;

WHEREAS, on February 27, 2014, the Applicant filed an appeal of the Zoning Administrator's decision to the Planning Commission;

WHEREAS, a duly noticed public hearing was held before the Planning Commission on March 12, 2014 to consider the application. At the conclusion of the public hearing, the Planning Commission voted unanimously to deny the Project as it was then proposed, citing its inconsistency with the Secretary of the Interior's Standards for Rehabilitation;

WHEREAS, on March 19, 2014, the applicant appealed the Planning Commission action to deny the basement conversion;

WHEREAS, on March 25, 2014, the City Council set a public hearing to review the applicant's appeal for the meeting of June 10, 2014. The Council subsequently moved the public hearing to January 13, 2015;

WHEREAS, on January 13, 2015, the City Council continued the public hearing to a date uncertain;

WHEREAS, on May 1, 2018, the Applicant submitted a revised set of Development Plans for a four-bedroom house with a two-bedroom accessory dwelling unit (Exhibit "Plans");

WHEREAS, on August 17, 2018, the notice of public hearing for the August 28, 2018, City Council meeting for this item was posted in three conspicuous locations within 300 feet of the project site and was mailed to property owners within a 300 foot radius; and

WHEREAS, on August 28, 2018, the City Council held a duly noticed public hearing to consider the appeal of the Planning Commission's approval of the MND, MMRP, and Architectural Review, 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 CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the City Council hereby sustains the Appellants' appeal and overrules the Planning Commission's March 19, 2014 decision to deny the basement conversion, and approves the project as depicted on the plans submitted on May 1, 2018.

3. That pursuant to SCCC Section 18.76.020, the City Council determines that the following findings exist to support architectural approval:

A. That any off-street parking area, 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 the development provides adequate parking spaces on site for the proposed single-family home with an accessory dwelling unit.

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 there is no expansion of the parking or intensification of use that would cause increased traffic congestion or hazards.

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 is for a single story residence consistent and accessory dwelling unit with the scale and design characteristic of the surrounding residential neighborhood.

D. The granting of this approval will not materially affect adversely the health, comfort of 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 single-story residence would not pose a privacy concern and the

detached accessory unit would be constructed as a single-story structure with standard setbacks.

E. That the proposed development, as set forth in the plans and drawings and as conditioned, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, in that the Project is a single-family residence, which is allowed use in R3-36D Zoning District, and the proposed detached accessory dwelling unit complies with the standards set forth in the adopted Accessory Dwelling Unit Ordinance.

4. That, based on the findings set forth in this Resolution and the evidence in the City Staff Report, the City Council hereby sustains the appeal, overrules the Planning Commission's denial, and approves the Project as set forth herein, as detailed in the attached development plans and subject to the attached conditions of approval.

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 CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 28th DAY OF AUGUST, 2018, BY THE FOLLOWING VOTE:

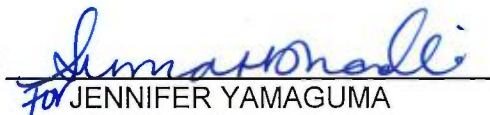
AYES:	COUNCILORS:	Davis, Kolstad, Mahan, O'Neill, and Watanabe and Mayor Gillmor
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NOES:	COUNCILORS:	None
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ABSENT:	COUNCILORS:	None
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ABSTAINED:	COUNCILORS:	None
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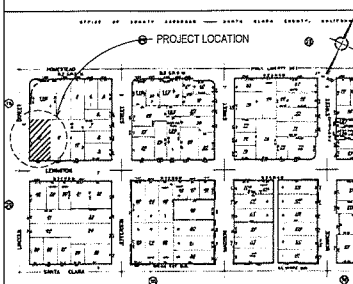
ATTEST:


for JENNIFER YAMAGUMA
ACTING CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Development Plan
2. Conditions of Architectural Approval

17. Electrical: Any of this work shall be on a DESIGN-BUILD basis. The contractor shall submit all plans and other necessary information to the local Building Officials to their satisfactions. All work on the electrical system shall conform to the requirements of the "California Electrical Code", 2016 adopted edition, California's Title 24 and state and local codes.



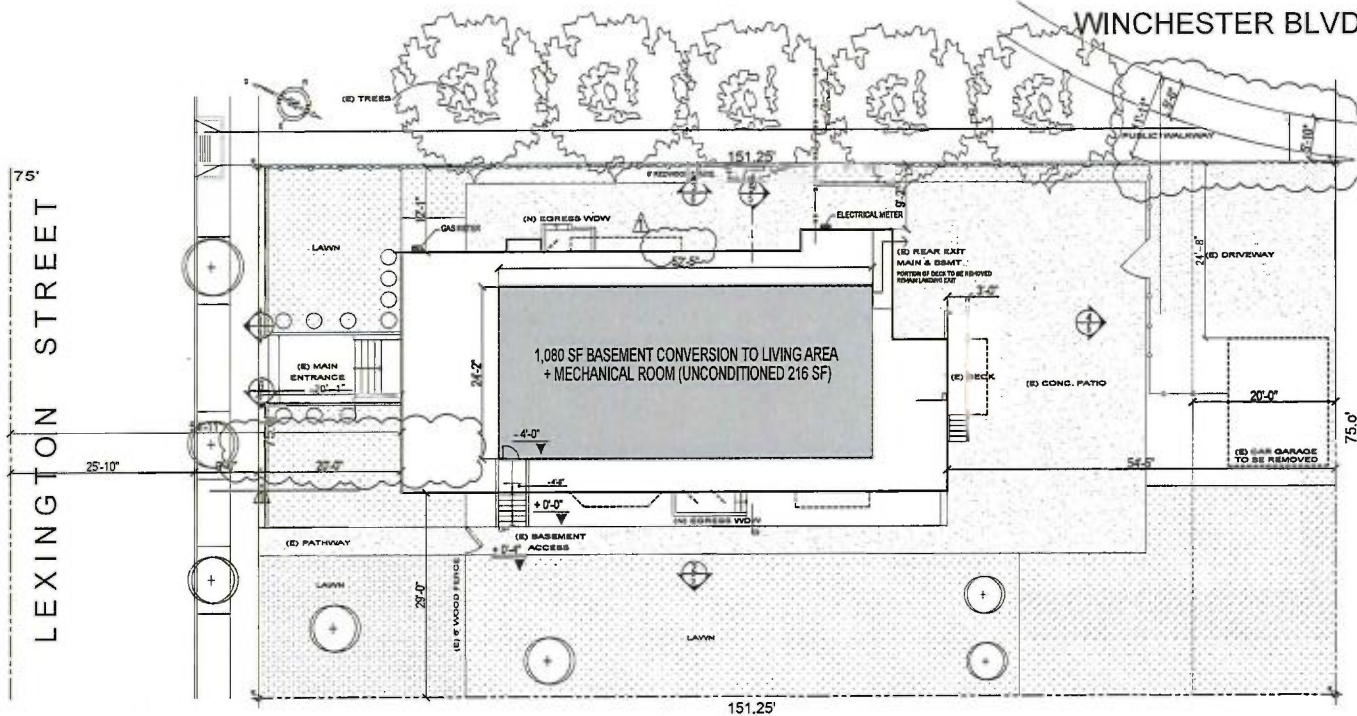
Sheet List	
Sheet Number	Sheet Name
1	GENERAL INFORMATION ADD PROJECT
2	MAIN HOUSE SITE PLAN / SCOPE OF WORK
3	NEW ADD SITE PLAN
4	PROPOSED BASEMENT CONVERSION (E) MAIN
5	AND ROOF PLAN
6	EXISTING / PROPOSED ELEVATIONS & BUILDING SECTIONS
7	EXISTING / PROPOSED ELEVATIONS
8	PROPOSED ADD FLOOR, ROOF & BASEMENT PLAN
9	NEW ADD ELEVATIONS & BLD'G SECTION
10	2015 CALGREEN BUILDING STANDARD

BUILDING OCCUPANCY: "R3-U" USE SFR "R-1"
 STORIES : PROPOSED 1
 APN: 269-26-012 TRACT No BLK LOT
 LOT SIZE: 11,343 SF
 YEAR BUILT: 1912
EXISTING STRUCTURE:
 MAIN FLOOR LIVING AREA 1,056 SF
 GARAGE AREA 280 SF
 EXISTING BASEMENT (UNCONDITIONED) 1,296 SF
 EXISTING COVERED PATIO 286 SF
PROPOSED STRUCTURE
 DETACHED ADU 1,178 SF
 NEW CAR GARAGE 450 SF
 NEW BASEMENT UNDER ADU 729 SF
 NEW TOTAL AREA 2,417 SF
 LOT COVERAGE:
 3,770 SF / 11,343 * 100= 33.2%

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

Scale $1/4" = 1'$

PLN2017-12695



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

SCOPE OF WORK:

1. CONVERSION OF 1,080 SQ FT UTILITY BASEMENT AREA TO LIVING SPACE WITH:
 - MASTER BEDROOM WITH FULL BATH AND WET BAR AND WALKING CLOSET
 - MUST BE ADDED EGRESS WINDOWS AT SLEEPER ROOMS.
 - HOUSE WILL BE RAISED 18" FROM GROUND.

SCOPE OF WORK:

PROJECT DESCRIPTION:
BUILDING OCCUPANCY: RESIDENTIAL SFR "R3-U1"
TYPE OF CONSTRUCTION: V
STORIES: 1 + BASEMENT
PROPERTY ADDRESS: 1593 LEXINGTON STREET
SANTA CLARA CA 95050
APN: 003-05-012 TRACT NO: BLK LOT
LOT SIZE: 11,343 SF
SPRINKLER: NO
YEAR BUILT: 1912

EXISTING STRUCTURE:

EXISTING FIRST FLOOR 1,850 SF
EXISTING CAR GARAGE 280 SF
EXISTING BASEMENT (UNCONDITIONED) 1,290 SF
EXISTING COVERED PATIO 280 SF

PROPOSED STRUCTURE:

NEW FLOOR-CONDITIONED LIVING AREA 1,080 SF
EXISTING TO BE 1-HR FIRE RATED 216 SF

HABITABLE AREA ADDITION 1,080 SF



www.HomeCADesign.com
Designer: Adolfo M. Martinez
Address: 20088 Kay Ave
3112 Hayward CA 94545
Phone: 916-428-3033
Fax: 916-783-4022
e-mail: adolfo@homecadesign.com

Civil Engineer
Mohamed Gentry
2021 Junction Ave
San Jose CA 95131
Ph: 855-331-7254
Fax: 855-331-7254
mgentry@gentryengineering.com

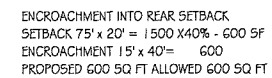
Owner:
Fawzy Ismail
1903 Lexington St
Santa Clara CA 95050
Ph: 408-455-6120
Fax: 408-455-6120
fawzyismail@gmail.com

**BASEMENT CONVERSION
TO LIVING AREA
1593 LEXINGTON ST
SANTA CLARA, CA 95050**

Rev.	Description	Date
1	Issued for Permit	04/20/17

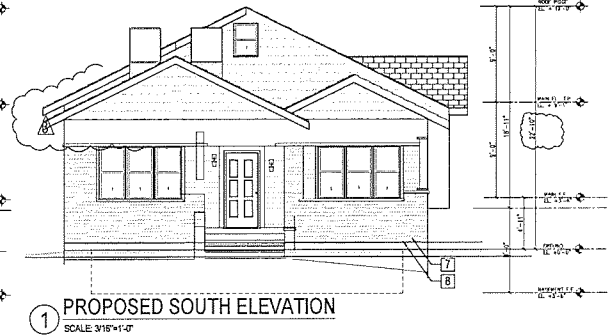
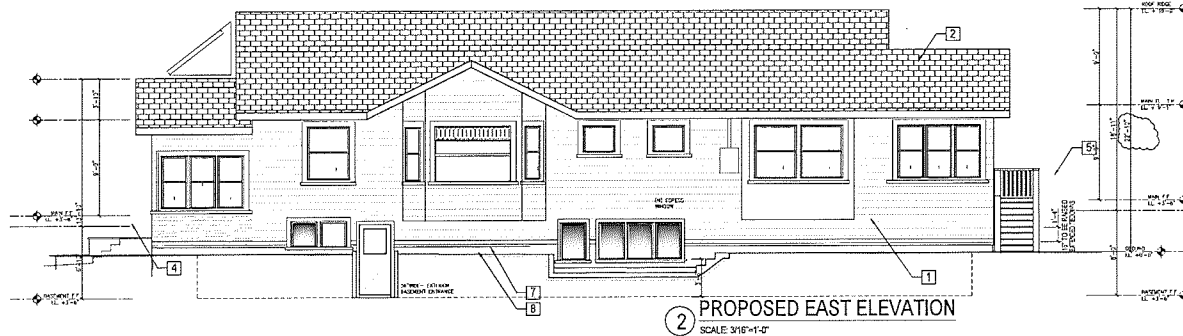
**ISMAIL FAWZY A ; ELMEKAWY
HEKMAH H
MAIN HOUSE -SITE PLAN**

Project number: 117-2017
Date: 04/20/17
Drawn by: A.M./M.H.
Checked by: M.G.



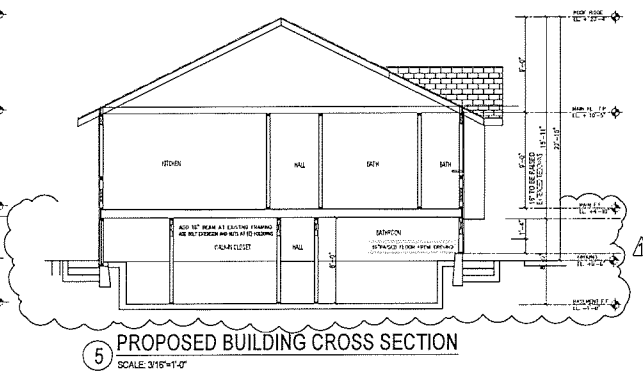
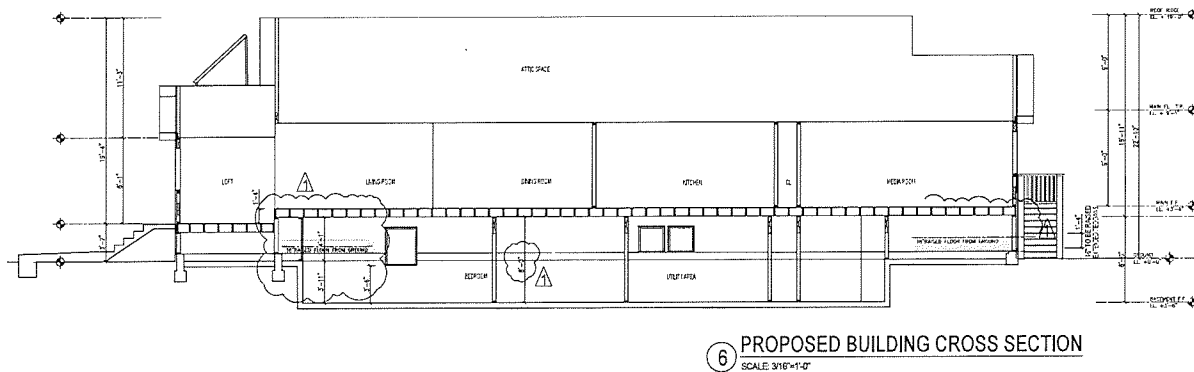
scale: 1/8" = 1'-0"

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EXTERIOR ELEVATION NOTES

1. Existing 8" Lap - Redwood Siding. Remain in original conditions. No changes or alterations to be done on siding.
2. Roofing: Composite Shingles with same color and pattern of the original condition of the House.
3. Windows: Double Hung glass windows. No changes or Alterations.
4. Windows: 6" wood trim. No changes or Alterations.
5. All Siding and Trim work to remain as original conditions.
6. Existing Concrete at front entrance.
7. Deck area in rear to remain as original condition.
8. Back door to crawl space shown, to remain in original conditions.
9. Broken boards on House.
- a. - Boards to be replaced with exact same material (8 inches Siding).
- b. - Steps to be replaced or securely fastened.
- c. - Steps to be added as home be raised.
10. CRIPPLE WALL: TO BE RAISED 16" AND THE ADDED SIDING SIMILAR AS POSSIBLE.



www.housecad.com
Designer: AutoCAD
Address: 20088
312 Hayward CA 94541
Phone: 510-7
Fax: 510-7
email: admin@housecad.com

D-M Engineers
Mohamed Gendy
2091 Junction Ave
Santa Clara CA 95051
Ph: 408-605-8100
Ph: 650-311-7264
Fax: 408-605-8100
rgendy@dmengineers.com
fawzy@dmengineers.com

**BASEMENT CONVERSION
TO LIVING AREA**

No. Description
1 02-25-18
Planning

**ISMAIL FAWZY A.; ELMEKAWY
HEKMAH H**

Project number
Date
Drawn by
Checked by

5

Scale



4 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"



4a EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



3a EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



www.HouseCADesign.com
Designer: Adolfo M. Martinez
Address: 2008 Key Ave
312 Hayward CA 94605
Phone: 510-426-3033
Fax: 510-783-4023
e-mail: adolfo@housecadesign.com

Civil Engineer
Mohamed Gensy
2051 Jandrome Ave
San Jose CA 95131
Ph: 408-331-7204
Fax: 408-331-7204
mgensy@comcast.net

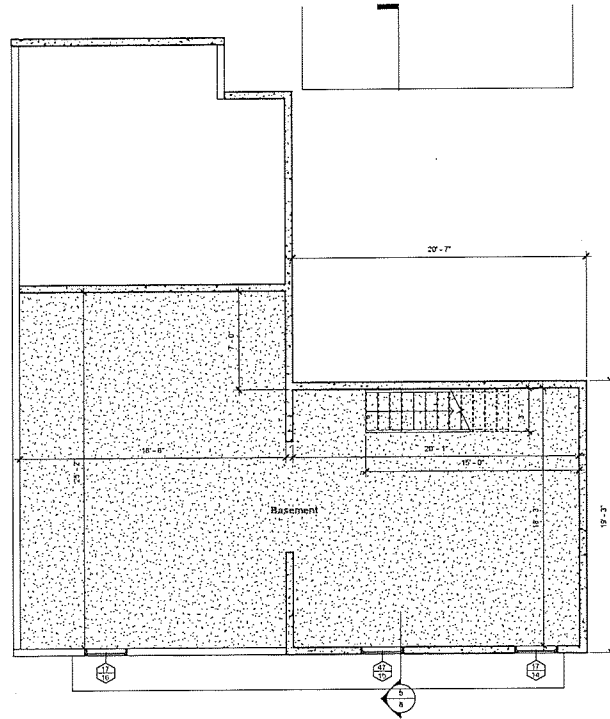
Owner:
Fawzy Ismail
1993 Lexington St
Santa Clara CA 95050
Ph: 408-855-4120
Fax: 408-855-4120
fawzyismail@gmail.com

**BASEMENT CONVERSION
TO LIVING AREA
1593 LEXINGTON ST
SANTA CLARA, CA 95050**

No.	Description	Date
1	10-25-18 Planning	A.M.

**ISMAIL FAWZY A : ELMEKAWY
HEKMAH H
EXISTING ELEVATIONS**

Project number: 117-2017
Date: 04/2017
Drawn by: Author
Checked by: Engineer



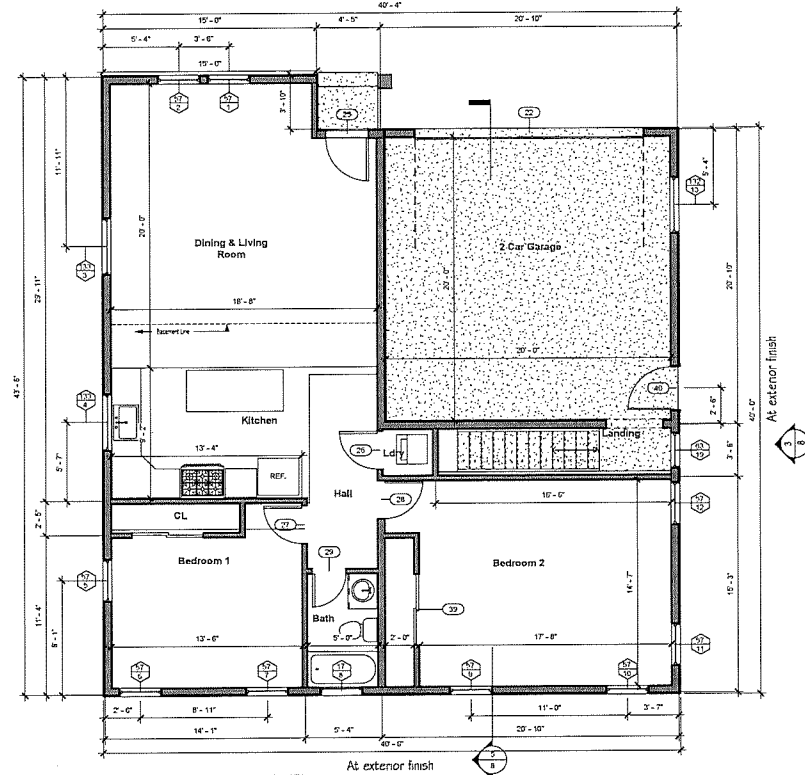
2 Basement
scale: 1/4" = 1'-0"

Door Schedule					
Mark	Type Mark	Width	Height	Phase Created	Room Name
22	116	16'-0"	6'-8"	New Construction	2 Car Garage
25	118	3'-0"	7'-0"	New Construction	Hall
26	74	2'-8"	6'-8"	New Construction	Hall
27	74	2'-8"	6'-8"	New Construction	Hall
28	74	2'-8"	6'-8"	New Construction	Hall
29	60	2'-4"	6'-8"	New Construction	Hall
33	50	5'-0"	6'-8"	New Construction	Bedroom 1
39	50	5'-0"	6'-8"	New Construction	Bedroom 2
40	111	3'-0"	6'-8"	New Construction	

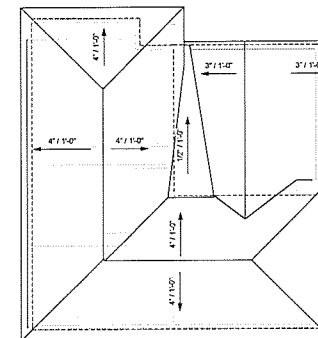
GLAZING CODES
SCHEDULED WINDOWS ARE LISTED IN NOMINAL SIZES. ALL
SLEEPING ROOMS SHALL MEET WITH THE FOLLOWING
CRITERIA:
MIN. NET CLEAR OPENABLE AREA = 5.7 SF
MIN. NET CLEAR OPENABLE HEIGHT = 24"
MIN. NET CLEAR OPENABLE WIDTH = 20"
The bottom of the clear opening shall not be greater than 44 inches
measured from the floor. (R310.1)
WOODEN / INSULATED DBL GLASS UNCOAT LOW-E WITH RIDS
WOOD WINDOW JELD-WEN DBL HUNG

Glazing Notes
scale: 1/4" = 1'-0"

Window Schedule						
Mark	Type Mark	Width	Height	Phase Created	OmniClass Title	U Value
1	57	3'-0"	5'-0"	New Construction	Double-Hung Windows	
2	57	3'-0"	5'-0"	New Construction	Double-Hung Windows	
3	133	4'-0"	4'-0"	New Construction	Double-Hung Windows	
4	133	4'-0"	4'-0"	New Construction	Double-Hung Windows	
5	57	3'-0"	5'-0"	New Construction	Double-Hung Windows	
6	57	3'-0"	5'-0"	New Construction	Double-Hung Windows	
7	57	3'-0"	5'-0"	New Construction	Double-Hung Windows	
8	17	3'-0"	2'-0"	New Construction	Awning Windows	
9	57	3'-0"	5'-0"	New Construction	Double-Hung Windows	
10	57	3'-0"	5'-0"	New Construction	Double-Hung Windows	
11	57	3'-0"	5'-0"	New Construction	Double-Hung Windows	
12	57	3'-0"	5'-0"	New Construction	Double-Hung Windows	
13	132	4'-0"	3'-0"	New Construction	Double-Hung Windows	
14	17	3'-0"	2'-0"	New Construction	Awning Windows	
15	47	3'-0"	2'-0"	New Construction	Fixed Windows	
16	17	3'-0"	2'-0"	New Construction	Awning Windows	
19	53	2'-6"	2'-6"	New Construction	Double-Hung Windows	



1 (N) Finish Floor
scale: 1/4" = 1'-0"



Compo Shingle to match color
and texture with Main House -
Cool Roof

3 New Roof at ADU
scale: 1/8" = 1'-0"

HOUSECRAFTING
www.HouseCA Drafting.com
Designer: Adolph M. Martinez
Address: 20088 Kay Ave
San Jose, CA 95131
Phone: 510-828-3033
Fax: 510-783-4523
E-mail: adolph@housecrafting.com

J-M Engineers
Mohamed Denay
2051 Junction Ave
Santa Clara, CA 95050
Ph: 408-455-5120
Fax: 408-455-5120
m.denay@jmenr.com

**ACCESSORY DWELLING UNIT
AND NEW TWO CAR GARAGE
1593 LEXINGTON ST.
SANTA CLARA, CA 95050**

No.	Description	Date

**ISMAIL FAWZY A : ELMEKAWY
HEKMAH H
PROPOSED ADU FLOOR, ROOF &
BASEMENT PLAN**

Project number: 117-2017
Date: 04/20/17
Drawn by: Author
Checked by: Checker

7

Scale: As Indicated

4/20/2018 3:25 PM



www.housecad.com
Designer: Adella M. Martinez
Address: 2088 Koy Ave
310 Hayward CA 94501
Phone: 510-626-3033
Fax: 510-783-4523
e-mail: adella@housecad.com

C-H-E Engineers
Midwest Valley
2051 Junction Ave
San Jose CA 95131
Ph: 650-331-7264
Fax: 650-331-7264
mgenedy@cheengineers.com

Owner:
Fawzy Ismail
1502 Lexington Ct
Santa Clara CA 95050
Ph: 408-455-8170
Fax: 408-
fawzyismail@gmail.com

ACCESSORY DWELLING UNIT
AND NEW TWO CAR GARAGE
1593 LEXINGTON ST
SANTA CLARA, CA 95050

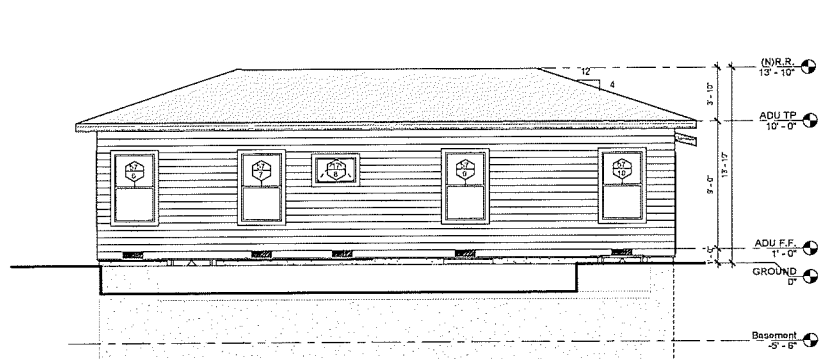
No.	Description	Date

ISMAIL FAWZY A ; ELMEKAWY
HEKMAH H
NEW ADU ELEVATIONS & BLD'G
SECTION

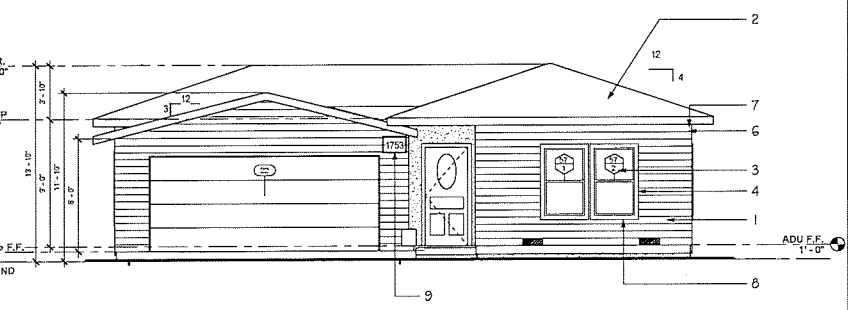
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Date: 04/2017
Drawn by: Author
Checked by: Checker

8
Scale: 1/4" = 1'-0"

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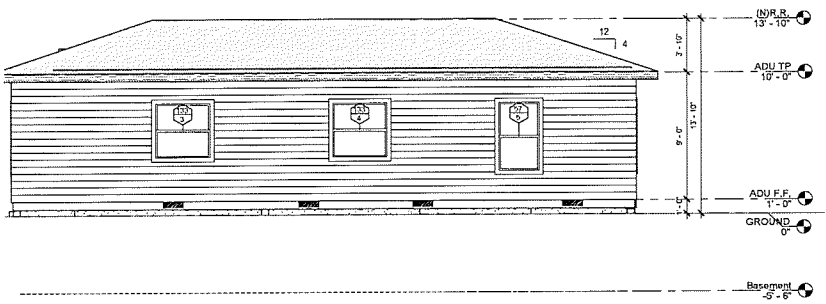
1 Proposed North Elevation
scale: 1/4" = 1'-0"



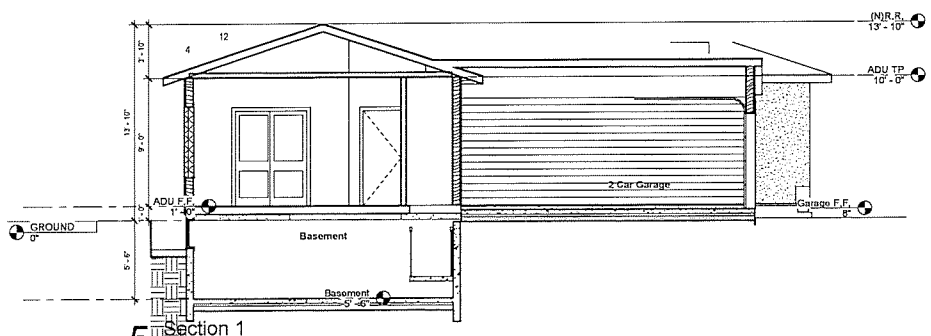
2 Proposed South Elevation
scale: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

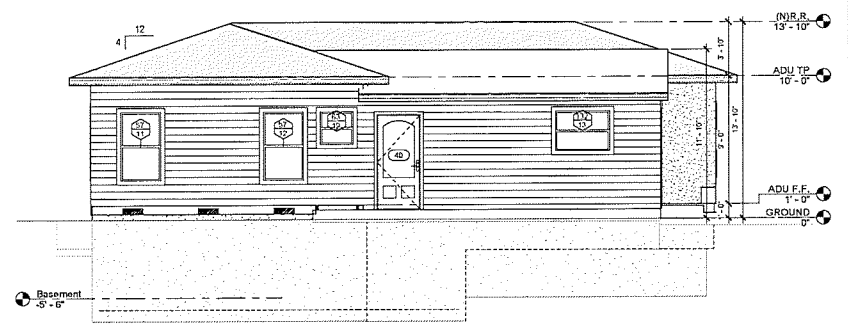
1. 8" Lap wood siding over Underlayment TO MATCH WITH EXISTING HOUSE
2. Roofing: Composition Shingle CertainTeed, Weathered Wood-color 40 Years, -color, Mn Class "B"
3. Windows: "Jeld-We" dual glazed windows, TO MATCH WITH EXISTING HOUSE
4. Windows Trim: Wood trim, color and material, TO MATCH WITH EXISTING HOUSE
5. Fascia Gutter: G.I. Farrow gutter painted.
6. Fascia Board painted, TO MATCH w/ EXISTING
7. Window Sill: Wood trim, size & color to match Main House.
8. G.I. wall to roof Flashing painted
9. Address shall be internally lit during non daylight hours. Switching shall be controlled by the clock, or photo sensor.
Address numbers shall read from left to right with 4" high minimum on a contrasting background.



4 Proposed East Elevation
scale: 1/4" = 1'-0"



5 Section 1
scale: 1/4" = 1'-0"



3 Proposed West Elevation
scale: 1/4" = 1'-0"


BLD Permit No.:

ENVIRONMENTAL COMFORT (CGC 4.507)	
Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods per CGC 4.507.2:	<input type="checkbox"/>
1. Heat Loss/Gain values in accordance with ANSI/ACCA 2 Manual J-2011 or equivalent;	
2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2014 or equivalent;	
3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2014 or equivalent.	
INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702)	
Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program per CGC 702.1.	<input type="checkbox"/>
Special inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting per CGC 702.2.	<input type="checkbox"/>
VERIFICATION (CGC 703)	
Upon request, verification of compliance with the code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance per CGC 703.1.	<input type="checkbox"/>

Responsible Designer's Declaration Statement	Contractor Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2016 California Green Building Standards Code.	I hereby certify, as the builder or installer under the permit issued herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: ADOLFO M MARTINEZ	Name:
Signature: <i>Adolfo M Martinez</i>	Signature:
Date: 10-22-2017	Date:
Company: HOUSE CAD DRAFTING	Company:
Address: 24301 SOUTHLAND DRIVE	Address:
City: HAYWARD CA 94545	City: State: Zip:

T:\BLD\FINAL\FORNS\Information\RG01 Green Building Residential Checklist_2016 CGC_11-2016.docx

Page 2 of 2

 City of Santa Clara Building Division 1500 Wackerline Ave. Santa Clara, CA 95050 www.santacleara.gov	Building Division: 408-415-2440 Email: BldgDiv@cityofsc.clara.gov Permit Center: 408-415-2420 Email: PermitCenter@cityofsc.clara.gov Automated Inspection Scheduling System: 408-615-2400
2016 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC) RESIDENTIAL CHECKLIST	

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

BUILDING PERMIT NO.: _____
 ADDRESS: 1593 LEXINGTON STREET

MANDATORY MEASURES SPECIFIED
 (Please check boxes below)

Feature or Measure	Yes
SITE DEVELOPMENT (CGC 4.105)	
Storm water drainage and retention during construction. A plan has been developed and will be implemented to manage storm water drainage during construction per CGC 4.105.2.	<input type="checkbox"/>
Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flow to keep water from infiltrating buildings per CGC 4.105.3.	<input type="checkbox"/>
Electric vehicle (EV) charging for new construction. Provide capacity for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3% of total parking spaces, as specified, for multifamily dwellings per CGC 4.105.4.	<input type="checkbox"/>
ENERGY EFFICIENCY (CGC 4.301)	
Building meets or exceeds the requirements of the California Building Energy Efficiency Standards per CGC 4.301.1.	<input type="checkbox"/>
WATER EFFICIENCY AND CONSERVATION	
INDOOR WATER USE (CGC 4.303)	
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.4.	
Water closets. The effective flush volume of shall not exceed 1.28 gallons per flush (CGC 4.303.1.1).	<input type="checkbox"/>
Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.5 gallons per flush (CGC 4.303.1.2).	<input type="checkbox"/>
Showerheads. The flow rate for single showerhead and multiple showerheads serving one shower shall not exceed 2.0 gallons per minute at 80 psi, and shall be certified to the performance criteria of the U.S. EPA WaterSense Specification (CGC 4.303.1.3).	<input type="checkbox"/>
Residential lavatory faucets. The flow rate shall not be more than 1.2 gallons per minute at 80 psi, and less than 0.8 gallons per minute at 20 psi (CGC 4.303.1.4.1).	<input type="checkbox"/>
Lavatory faucets in common and public. The flow rate shall not exceed 0.5 gallons per minute at 80 psi (CGC 4.303.1.4.2).	<input type="checkbox"/>
Meeting room faucets. The flow rate shall not exceed more than 0.25 gallons per minute at 80 psi (CGC 4.303.1.4.3).	<input type="checkbox"/>
Kitchen faucets. The flow rate shall not exceed 1.8 gallons per minute at 80 psi (CGC 4.303.1.4.4).	<input type="checkbox"/>
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code per CGC 4.303.2.	<input type="checkbox"/>

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BLD Permit No.:

OUTDOOR WATER USE (CGC 4.304)	
Outdoor potable water use in landscape areas. New residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with CGC 4.304.1.	<input type="checkbox"/>
ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)	
Roofing. Roofing shall be installed on a roof deck that is free of debris, dirt, or other materials that could cause damage to the roofing system per CGC 4.406.1.	<input type="checkbox"/>
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 4.408)	
Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management (CGC 4.408.1).	<input type="checkbox"/>
BUILDING MAINTENANCE AND OPERATION (CGC 4.410)	
An operation and maintenance manual shall be provided to the building occupants or owner per CGC 4.410.1.	<input type="checkbox"/>
Recycling by occupants. Where 3 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for depositing, storage and collection of nonhazardous materials for recycling per CGC 4.410.2.	<input type="checkbox"/>
ENVIRONMENTAL QUALITY (CGC 4.504)	
Gas fireplaces. Any installed gas fireplaces shall be a direct-vent sealed-combustible type per CGC 4.504.1.	<input type="checkbox"/>
Woodstoves. Any installed woodstove or pellet stove shall comply with U.S. EPA new Source Performance standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits per CGC 4.504.1.	<input type="checkbox"/>
POLLUTANT CONTROL (CGC 4.504)	
Covering of dust openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution components openings shall be covered with tape, plastic, sheet metal, or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris, which may enter the system per CGC 4.504.1.	<input type="checkbox"/>
Adhesive, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	<input type="checkbox"/>
Paints, stains and other coatings shall comply with VOC limits per CGC 4.504.2.2.	<input type="checkbox"/>
Aerosol paints and coatings shall meet the product-weighted MIR limits for ROC and other requirements per CGC 4.504.2.3.	<input type="checkbox"/>
Verification. Documentation shall be provided, at the request of the Building Division, to verify compliance with VOC fresh materials per CGC 4.504.2.4.	<input type="checkbox"/>
Carpet systems. All carpet installed in the building interior shall meet the testing and product requirement per CGC 4.504.3.	<input type="checkbox"/>
Resilient flooring systems. Where resilient flooring is installed, at least 80% of the floor area requiring resilient flooring will comply with the requirements per CGC 4.504.4.	<input type="checkbox"/>
INTERIOR MOISTURE CONTROL (CGC 4.505)	
Concrete slab foundations. Vapor retarder and capillary break shall be installed if a slab on grade foundation system is used. The use of a 4" thick layer of 1/2" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" shall be provided per CGC 4.505.2 and CRC R502.2.3.	<input type="checkbox"/>
Moisture content of building material. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed where the framing members exceed 19% moisture content. Moisture content shall be checked prior to finish material being applied per CGC 4.505.3.	<input type="checkbox"/>

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**ACCESSORY DWELLING UNIT
 AND NEW TWO CAR GARAGE
 1593 LEXINGTON ST
 SANTA CLARA, CA 95050**

No.	Description	Date

**ISMAIL FAWZY A : ELMEKAWY
 HEKMAH H
 2016 CALGREEN BUILDING
 STANDARD**

Project number: 117-2017
 Date: 04/2017
 Drawn by: Author
 Checked by: Checker

9
 Date: 4/20/2018 10:02 PM

CONDITIONS OF REZONING APPROVAL
1593 Lexington Street
PLN2013-09691

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the applicant's new improvements, then the cost of said relocation shall be borne by the applicant.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of applicant's project.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof.
- C2. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- C3. Comply with all requirements of Building and associated codes (the CBC, CEC, CMC, CPC, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.
- C4. Prior to issuance of a demolition permit, Applicant/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.
- C5. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- C6. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays and Sundays for projects within 300 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 A.M. to 6:00 P.M. following

on weekdays other than holidays, Monday through Friday, inclusive; and within the hours of 9:00 A.M. to 6:00 P.M. following, inclusive, on any Saturday which is not a holiday. Construction activity shall not be allowed on recognized State holidays, as noted in Section 9.10.230 of the SCCC, as amended.

ENGINEERING

- E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Applicant/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

WATER

- W1. If fire sprinkler is required, the applicant shall abandon existing 5/8" water service and install a new 1" water service per City standard detail No. 1 to meet required fire sprinkler demand.
- W2. The applicant must indicate the disposition of all existing water services on the plans. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards.
- W3. The applicant must indicate the correct pipe material and the size of existing water and sewer main(s) on the plans.
- W4. Applicant shall coordinate with Fire Department to submit hydraulic calculations for the sprinkler design and obtain an underground fire permit for the proposed fire service.
- W5. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance (edge to edge) of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).
- W6. If fire flow information is needed, applicant shall coordinate with Water Department at (408) 615-2000.